

CONTEXTUALISING THE PARTICIPATORY ROLE OF
BMEs IN COMMUNITY REGENERATION: A
REQUIREMENTS AND CHALLENGE APPROACH

KOLA IJASAN

Ph.D. Thesis

2011

PHD Thesis

CONTEXTUALISING THE PARTICIPATORY ROLE OF
BMEs IN COMMUNITY REGENERATION: A
REQUIREMENTS AND CHALLENGE APPROACH

Kola Ijasan

School of the Built Environment

University of Salford, UK

Submitted in Partial Fulfilment of the Degree of Doctor of Philosophy,

May 2011

Contents

CONTENTS.....	I
LIST OF TABLES	VI
LIST OF FIGURES	VIII
ACKNOWLEDGMENT	X
DECLARATION.....	XI
ABBREVIATIONS	XII
SYNOPSIS	XV
CHAPTER 1: INTRODUCTION.....	1
1.1 BACKGROUND	1
1.2 PROBLEM STATEMENTS/ RESEARCH GAP	3
1.3 AIM AND OBJECTIVES	4
1.4 RATIONALE/ RESEARCH QUESTIONS	4
1.5 RESEARCH APPROACH	5
1.6 ACHIEVEMENTS OF THE RESEARCH	6
1.7 CONTENT/ STRUCTURE OF THESIS	7
1.8 SUMMARY	11
CHAPTER 2 COMMUNITY PARTICIPATION AND REGENERATION.....	12
2.1 INTRODUCTION	12
2.2 COMMUNITY REGENERATION	12
2.2.1 What is a Community	12
2.2.2 Housing/Urban Renewal.....	15
2.2.3 Urban Regeneration.....	16
2.2.4 Partnerships and the Delivery of Regeneration.....	19
2.2.5 Importance of Partnerships.....	21
2.2.6 Problems with Partnerships.....	22

2.3 RESIDENT INVOLVEMENT AND PARTICIPATION IN REGENERATION..... 23

2.3.1 What is Participation..... 24

2.3.2 Effective Community Participation..... 25

2.3.3 The Potential Benefits of Participation and Involvement 26

2.3.4 The Pitfalls of Community Involvement/Participation..... 28

2.3.5 Levels of Community Participation..... 30

2.4 PAST HOUSING REGENERATION SCHEMES 32

2.4.1 Area Based Initiatives (ABIs) 32

2.4.2 New Deal for Communities (NDC)..... 34

2.4.3. Housing Market Renewal Pathfinders 35

2.4.4 Approach to the establishment of the Nine HMRP Areas 36

2.4.5 Resident/Community Participation and Involvement in the HMRP 38

2.5 SUMMARY AND KEY FINDINGS..... 41

CHAPTER 3: BMES AND COMMUNITY REGENERATION 43

3.1 INTRODUCTION..... 43

3.2 WHO IS A BME? 44

3.3 ETHNIC AND CULTURAL COMPOSITION OF THE UK 45

3.3.1 BME in the most deprived neighbourhoods in the UK..... 47

3.3.2 Some Facts about BMEs in the UK..... 49

3.4 BME HOUSING CONCERNS..... 53

3.4.1 BMEs and the Experience of Crime 57

3.5 SOCIAL EXCLUSION AND POVERTY 61

3.5.1. Social Exclusion and Regeneration 63

3.5.2 Social Inclusion 66

3.6 COMMUNITY COHESION..... 68

3.7	SUMMARY AND KEY FINDINGS	70
	CHAPTER 4:RESEARCH DESIGN AND METHODOLOGY	76
4.1	INTRODUCTION.....	76
4.2	RESEARCH PHILOSOPHIES AND CLAIMS TO KNOWLEDGE	77
4.3	RESEARCH APPROACH	79
4.4	RESEARCH METHODOLOGY	80
4.5	RESEARCH METHODS	83
4.5.1	Literature Review.....	84
4.5.2	Questionnaire Survey.....	86
4.5.3	Interviews.....	87
4.6	RELIABILITY AND VALIDITY.....	89
4.7	TRIANGULATION.....	90
4.8	SUMMARY.....	92
	CHAPTER 5QUALITATIVE DATA ANALYSIS	94
5.1	INTRODUCTION.....	94
5.2	PILOT INTERVIEWS.....	95
5.2.1	Aim of Pilot Interview.....	95
5.2.2	Surveyed Sample for Pilot Interview	95
5.2.3	Theoretical Analysis of Findings from Pilot Study.....	96
5.3	MAIN INTERVIEWS.....	99
5.3.1	Aim of the Main Interviews.....	99
5.3.2	Surveyed Sample.....	101
5.3.3	The Use of Nvivo 8 in the Process of Analysis.....	103
5.3.4	Interview Design Strategy	105
5.4	FINDINGS FROM MAIN INTERVIEWS	107
5.4.1	Community Cohesion and Integration.....	107

5.4.2	Regeneration and Community Participation/ Engagement.....	111
5.4.3	BME in regeneration/ BME Housing Needs.....	116
5.4.4	Barring factors and Suggested Facilitators of Participation	119
5.5	SUMMARY AND KEY FINDINGS.....	126
	CHAPTER 6: QUANTITATIVE ANALYSIS	128
6.1	INTRODUCTION.....	128
6.2	QUANTITATIVE DATA: QUESTIONNAIRES.....	129
6.3	QUESTIONNAIRE OVERVIEW	130
6.4	RELIABILITY TEST.....	132
6.5	QUESTIONNAIRE ANALYSIS.....	134
6.5.1	Respondents Profile.....	134
6.5.2	Respondents' Influence on Regeneration	139
6.5.3	Community Participation Barriers	147
6.5.4	Housing and Community Needs.....	154
6.6	RESPONSE INTERDEPENDENCE.....	158
6.6.1	Community Influence on Regeneration.....	159
6.6.2	Regeneration Interest	160
6.6.3	Participation in Regeneration Activities.....	161
6.6.4	Reason for Discontinuity in Participation.....	162
6.6.5	Reason for Non Participation	163
6.6.6	Housing Preferences.....	164
6.6	PEARSON'S R RESPONSE DEPENDENCY	166
6.7.1	Influence on regeneration vs. Participation activities.....	166
6.7.2	Reason for non participation vs. Participation interest	167
6.7.3	Reason for non participation vs. Regeneration interests	167
6.7.4	Reason for discontinuity vs. Regeneration interests.....	168

6.7.5	Reason for non participation vs. Respondents profile.....	169
6.7	SUMMARY AND KEY FINDINGS.....	169
	CHAPTER 7: DISCUSSIONS	171
7.1	INTRODUCTION.....	171
7.2	DISCUSSIONS	172
7.2.1	BMEs and their Particular Characteristics.....	172
7.2.2	Current State of BME Participation in Regeneration	177
7.2.3	What Participation means for BMEs.....	181
7.2.4	BME Housing and Community Regeneration Needs.....	185
7.2.5	Barriers to BME Participation in Regeneration	187
7.2.6	BME Participation Facilitators.....	189
7.3	PROPOSED FRAMEWORK.....	192
7.4	MAIN FINDINGS	199
7.5	SUMMARY.....	198
	CHAPTER 8: RECOMMENDATION AND CONCLUSION	199
8.1	INTRODUCTION.....	199
8.2	CONTRIBUTION TO THE BODY OF KNOWLEDGE.....	201
8.3	RECOMMENDATIONS.....	203
8.4	LIMITATIONS OF THE RESEARCH.....	204
8.5	CONCLUSIONS OF THE RESEARCH	205
	REFERENCES.....	208

LIST OF TABLES

Table 2.1	Approaches to urban regeneration
Table 3.1	ONS 2001 Population of the United Kingdom: by ethnic group
Table 3.2:	BMEs in disadvantaged communities and employment situations
Table 3.3:	Unemployment rates, by ethnic group and gender
Table 3.4:	Households on low income, by ethnic group of head of household
Table 3.5:	Housing tenure in England, by ethnic group (2004) (%)
Table 3.6:	Household size, by ethnic group of head of household
Table 3.7:	Risk of violence by ethnic group
Table 3.8	Percentage of incidents reported to the police by ethnic group and age
Table 3.9	Stratification of Social Exclusion Source: Farrington 2002
Table 4.1:	Research Objectives in Relation to Data Source
Table 4.2:	Interview process and proposed questions
Table 5.1:	Pilot Interview Selection
Table 5.2:	List of Interviewees
Table 5.3:	Framework on BME community regeneration barriers
Table 5.4:	Summary of community cohesion node
Table 5.5:	Summary of community participation and engagement node
Table 5.6:	Summary of BMEs in regeneration/ Housing needs node
Table 5.7:	Summary of BME barring factors node
Table 6.1:	Reliability Statistics
Table 6.2:	General profile of respondents
Table 6.3:	Respondent's Age Distribution
Table 6.4:	Respondents' ethnicity classification
Table 6.5:	Respondent's Level of Education
Table 6.5:	Length of stay and generation
Table 6.7a:	Association within Community
Table 6.7b:	Length of Stay * Association within Community Crosstabulation
Table 6.8a:	Respondents' consideration of themselves as members of the community
Table 6.8b:	Do you consider yourself part of the community * length of stay
Table 6.9:	Do you feel settled in your community

Table 6.10:	Awareness of regeneration plans
Table 6.11:	Influence on Regeneration
Table 6.12:	Influence on regeneration*length of stay
Table 6.13:	Regeneration Interest
Table 6.14:	Past involvement
Table 6.15:	Are you still involved
Table 6.16:	Descriptive Statistics of reasons for discontinuity in participation
Table 6.17:	Reasons for non participation
Table 6.18:	Chi squared analysis for section B in questionnaire
Table 6.19:	Kruskal Wallis ANOVA of dependence on Profile
Table 6.20:	Chi squared analysis for question B11 in questionnaire
Table 6.21:	Kruskal Wallis ANOVA of dependence of regeneration interest on Profile
Table 6.22:	Chi squared analysis on respondents' influence on regeneration
Table 6.23:	Kruskal Wallis ANOVA of dependence of 'regeneration influence' on Profile
Table 6.24:	Chi squared analysis participation in regeneration activities
Table 6.25:	Kruskal Wallis ANOVA of dependence of 'participation preference' on Profile
Table 6.26:	Frequency of education and activities preferred
Table 6.27:	Chi squared analysis for reason for stopping participation
Table 6.28:	Kruskal Wallis ANOVA of dependence of 'reason for discontinuity' on Profile
Table 6.29:	Chi squared analysis for 'barriers to participation'
Table 6.30:	ANOVA of dependence of 'reason for non participation' on Profile
Table 6.31:	BME Housing Preferences
Table 6.32:	ANOVA of dependence of 'Housing preference' on respondents' Profile
Table 6.33:	Influence on regeneration vs. participation activities
Table 6.34:	Reason for non participation vs. Participation interests
Table 6.35:	Reason for non participation vs. regeneration interest
Table 6.36:	Reason for discontinuity in participation vs. regeneration interest
Table 6.37:	Reason for non participation vs. Respondents profile

LIST OF FIGURES

- Figure 2.1: Participation Ladder
- Figure 3.1: UK population classification
- Figure 3.2: Risk of all BCS and personal offences
- Figure 3.3: Key factors in regeneration
- Figure 3.4: Key aspects of a community
- Figure 3.5: Participation and community relationships
- Figure 4.1: Research application of triangulation
- Figure 4.2: Summary research position
- Figure 5.1: Hierarchical structure of tree nodes in Nvivo 8
- Figure 5.2: Screenshot of Nvivo 8 showing nodes on community cohesion
- Figure 5.3: Barriers facing BMEs in community participation
- Figure 6.1: Questionnaire format and plan of investigation
- Figure 6.2: Screen shot of reliability test from SPSS
- Figure 6.3: Summary respondents' age
- Figure 6.4: Summary ethnicity of respondents
- Figure 6.5: Length of Stay * Association within Community Crosstabulation
- Figure 6.6: Length of stay* Do you consider yourself part of your community
- Figure 6.7: Settlement within community* length of stay
- Figure 6.8: Information Source
- Figure 6.9: Length of stay vs. regeneration influence
- Figure 6.10: Comparison of level of education and regeneration interest
- Figure 6.11: Average score for 'reasons for discontinuity in participation'
- Figure 6.12: Response to Important/ unimportant' reasons for non participation
- Figure 6.13: 'Neutral' reason for non participation
- Figure 6.14: Average score for 'reasons for non participation'
- Figure 6.15: Quality issues in BME housing need
- Figure 6.16: Access and Proximity issues in BME housing need
- Figure 6.17: Safety issues in BME housing need
- Figure 6.18: Design and cost issues in BME housing need
- Figure 6.19: Community issues in BME housing need
- Figure 7.1: Proposed Framework Foundation for BME participation

To my Ese and ‘Deronke

ACKNOWLEDGMENT

I will like to express my profound gratitude and appreciation to my academic supervisor Prof Vian Ahmed who was there from my first day at Salford University; thanks for the encouragement, support, care and mostly motherly understanding all through the PhD journey, without these, I doubt if this PhD dream would have come true. Also to all the members of staff and students of the Research Institute of the Built Environment; to the research administrators: Carol Gordon, Cheryl Batley, Rachel Liley and Moira Mort, thanks for the unrelenting support and assistance.

Many of my colleagues within and beyond the university have been very kind to me in terms of valuable assistance, they are too numerous to mention, however to appreciate Lillian and Big sis Clem, and to every other colleague of mine, I say 'thank you and God bless'.

I will also like to acknowledge the invaluable support of my Mum and Dad, for encouraging me to start the PhD in the first place, my 2 brothers (Wole and Bayode), my cousins, and other relations; I say a big 'thank you'. I am unreservedly and eternally indebted to my darling wife and cute daughter (Ese and Ronky), for being there with me on this journey, for their unceasing prayers, support, understanding, and for sharing the dream and nurturing it to this day.

Above everything else, I thank God the almighty, for without Him; simply there will be no me.

DECLARATION

This thesis is submitted under the University of Salford regulation for the award of a PhD degree by research. Some findings during the research together with details associated with the research process itself have been published in refereed conference proceedings prior to submission.

The work presented was carried out under the supervision of Professor Vian Ahmed, within the School of the built Environment, University of Salford. Unless otherwise stated in the text, I hereby declare that the work presented in this thesis was the result of my own work. There is no portion of the work covered in this thesis that has been submitted in support of any application for other degree or qualification at this or other institutions of higher learning.

.....

Kolawole Ijasan

April 2011

ABBREVIATIONS

ABIs	Area Based Initiatives
ALG	Associations of London Governments
ANOVA	Analysis of Variance
BCS	British Crime Survey
BMEs	Black and Minority Ethnic
CBA	Community Benefits Agreement
CBI	Confederation of British Industries
CCHPR	Cambridge Centre for Housing and Planning Research
CEF	Community Empowerment Fund
CESI	Center for Economic and Social Inclusion
CIA	Central Intelligence Agency
CIH	Chartered Institute of Housing
CLE	Community Local Employees
CLG	Communities and Local Government
CPRC	Chronic Poverty Research Centre
CSAE	Centre for the Study of African Economies
CUP	Comprehensive Urban Plan
DCLG	Department for Communities and Local Government Department of the Environment, Transport and the Region
DETR	Region
DTA	Development Trust Association
DWP	Directorate for Works and Pension
GDP	Gross Domestic Product
HKSAR	Hong Kong Special Administrative Region
HMRP	Housing Market Renewal Pathfinder
HOPE VI	Homeownership Opportunities for People Everywhere
HUD	Housing and Urban Development
ICRS	Inner City Regeneration Strategy
IDP	Integrated Development Planning
IDPM	Institute for Development Policy and Management
JRF	Joseph Rowntree Foundation

LAA	Local Area Agreement
LSP	Local Strategic Partnership
MHCs	Municipal Housing Companies
MIP	Migrant Integration Programme
MSP	Member of Scottish Parliament
MSP	Manchester Salford Partnership
NDC	New Deal for Communities
NDoH	SA Department of Health
NM	Neighbourhood Management
NRF	Neighbourhood Renewal Fund
NRU	Neighbourhood Renewal Unit
NSR	National Strategy Report
NYC	New York City
ODPM	Office of the Deputy Prime Minister
ONS	Office for National Statistics
OTA	Olive Tree Association
PAS	Planning Advisory Service
PIR	Poverty and Inequality Report
RE	Regeneration Enabler
RICS	Royal Institution of Chartered Surveyors
RP	Regeneration Provider
RTPI	Royal Town Planning Institute
SDF	Sustainable Development Framework
SES	Social Economy Scotland
SICs	Socially Integrative City
SIDA	Swedish International Development Agency
SPSS	Statistical Package for Social Science
SRB	Single Regeneration Budget
UDG	Urban Development Grant
UDP	Urban Development Plan
UK	United Kingdom
UNCHS	United Nations Centre for Human Settlement

UNESCO	United Nations Educational Scientific and Cultural Organisation
URD	Urban Revitalisation Demonstration
URG	Urban Renewal Grant
X ²	Chi Square

SYNOPSIS

The importance of engaging members of minority communities in the process of community regeneration has been the focus of many governments in the UK. The benefit of doing this has also been well stressed and documented among politicians and members of the academia. In spite of this, Black and Minority Ethnic BME group members who make about 12% of the total population of UK usually settled in deprived inner city locations. They are also still not optimally engaged in regeneration activities in the communities where they reside in spite of all efforts. This poses such problems as services not being sensitive to their needs, loss of sense of belonging and also social exclusion.

These problems form the underlying principles upon which this research is based. In the light of the current challenge of lack of participation of the BMEs, this research embarks on a mission to address the situation by proposing a framework which can serve as achievable guideline for organisations saddled with the responsibility of community regeneration.

In order to achieve this, this research project reviewed extant literature on what community and regeneration means, and what participation means for BMEs. It also reviewed what being a BME means, what the community regeneration needs of BMEs are and what the barriers preventing BMEs from participation are.

Upon completion of the literature review, key findings were highlighted. These findings informed the choice of the use of both quantitative and qualitative research methodologies in gathering data. As a result of the literature review and data gathering and analysis, this research has

- Developed an understanding of the process of community regeneration, the importance of community engagement, the relevance of partnerships and the current place of BMEs as participants in this process
- Categorised the various reasons and barriers mitigating against BMEs in the process of participation in community regeneration
- Highlighted the housing and community needs of the BMEs
- Suggested solutions to this challenge of lack of BME participation and engagement in the process of community regeneration as it emerged from interviews and questionnaires

- Proposed a framework for the enhancement of BME participation based on the barriers facing BMEs as well as their housing and community needs

It is expected that the developed framework will assist government agencies and community groups embarking on community regeneration schemes within a community with sizeable BME representation to optimally engage with the local BME residents by adequately analysing the people, understanding their local needs, timing the consultation and gaining trust, using the list of good practices and recommendation highlighted.

Some of the main findings of the research are that being a BME in itself is not a function of skin colour but a combination of some probable social exclusion and deprivation that might be suffered as a result of this. The research also realised that although there is no clear cut definition for what constitutes ‘participation’ in regeneration. The challenge with BMEs is not lack of participation as widely believed, on the contrary, BMEs want to participate but they have a preference for community groups when it comes to participation. The research concluded among other things that BMEs have some characteristic needs in regeneration and that the factors preventing BMEs from participating in regeneration can be categorised into three i.e. personal barrier, joint barriers and institutional barriers.

CHAPTER 1 INTRODUCTION

1.1 BACKGROUND

Regeneration of urban communities and neighbourhoods has always been a major government undertaking in England. 'Regeneration' in terms of the community or neighbourhood often means different things to different authors. While some authors use the term interchangeably with 'renewal' others opine that 'regeneration' is more than just 'renewal'. According to Weaver 2001, 'regeneration' is the attempt to reverse the decline in communities by both improving the physical structure, and, more importantly and elusively, the economy of the areas. Wong et al (2010) defined urban renewal as the *"plan, process and program through which environmental-quality redevelopment occurs in derelict urban areas via large-scale demolition and clearance"*

McGreal, et al (2004) attributed regeneration to mean both 'economic and physical renewal' of locations with development and investment in property as a fundamental part of both the process and product. Diamond and Southern (2006) are of the opinion that 'regeneration' is an ambiguous term as it seems to tend to rescue the world. However, Robert and Sykes (2000) took a more in-depth approach by defining urban regeneration as *"a comprehensive and integrated vision and action which leads to the resolution of community problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change"*.

All the above definitions see regeneration from the lens of restoration of the community. The term 'community' in itself can be very fuzzy, interwoven and almost nebulous to define (Joshi 2005; CIH 2008), it can be seen from different lights. The American Heritage Dictionary (2006) defines a community as *"a group of people living in the same locality and under the same government or the district or locality in which such a group lives"*. Butcher (1993) defined communities in terms of territory and interests while the Office of the Deputy Prime Minister, ODPM (2005) refers to communities as 'local residents' thereby attributing it to 'space and relationships'. From all of the above definitions and connotations, it can

be deducted that community is about '**places and people**' as further affirmed by the Scottish Minister for Communities (Chisholm, MSP) in 2006.

In England, communities are very diverse both in terms of places (i.e. councils, wards, neighbourhoods etc) as well as the people, Baker and Eversley (2000) reports that over 250 languages are spoken on the streets of London alone, making it the most multilingual capital in the world. The people of the UK can be broadly divided into two i.e. 'Whites' (or White British) and 'Non-Whites', for all that, in all of the UK, the Non-Whites are only ranging from between 10-12% according to which source is been followed. These Non-Whites people referred to here are also called BMEs (Black and Minority Ethnic) groups. According to a research by the Cambridge Centre for Housing and Planning Research (CCHPR) in 2008, it was revealed that in the UK, the proportion of the population ethnically classified as 'White British' has fallen. The report further added that this trend is likely to continue into the future, partly because the part of the population classified as White British is generally older and the natural population growth of this group is slower, and partly because of immigration and emigration.

Presently, nearly 45% of the BME groups live in the London area and constitutes about 29% of the total residents' population (ONS 2007). Although in some other places like Middleborough, the BME population is only around 2.5% (ONS 2007). Such is the diverse and mixed nature of the BME concentration of the UK, but even at that, studies by various government bodies shows that the settlement pattern of BMEs is such that they are concentrated in pocket areas of acute deprivation and environmental neglect. BMEs are more represented in social housing than their White counterparts, and according to the CCHRP; there are 18.6% of 'whites' in social housing, the figure is 50.8% with Black.

Community representation is widely accepted as crucial to successful regeneration partnerships (Purdue 2000) but according to Falkirk district council (2008), the level of community representation is ominously low; even much lower for the BME communities.

In spite of the above mentioned problems, according to the Association of London Government ALG (2008), participation and involvement-wise, BME-led associations are lagging behind. The ALG identified that out of the 900 plus regeneration bids in 2007, only 15 BME-led bids were successful, these represented

about 1.7% of the total, the bids were only concentrated in three regions of the UK, London, West Midlands and the South East.

As a consequence of the above, greater advocacy is been placed on the need to involve the BME groups in the regeneration attempts. According to Gilchrist (2000), it is only morally, socially, economically and ethically right to engage the people whose lives are most affected by the regeneration policies in its actual formulation.

To summarize, the intrinsic nature of BMEs and there housing/ community needs will affect the way they see regeneration in their communities. BMEs are a sizeable and growing portion of the country's population, for this reason, it is of utmost importance that they should be engaged and empowered adequately in community regeneration, so their housing needs might be better understood in order for these needs to be more effectively met and ultimately to further enhance the feeling of sense of belonging in them.

1.2 PROBLEM STATEMENTS/ RESEARCH GAP

It can be deduced from the above introductory literature that BMEs face two major problems in regeneration. Firstly, they are overrepresented in the socially excluded and deprived neighbourhoods, and secondly, they don't participate effectively in community regeneration programmes in these neighbourhoods. A combination of these two issues has led to the loss of a feeling of 'sense of belonging'. Current body of knowledge has identified the fact that engagement of the local community is the ideal (Maguire and Truscott 2006) but concluding that all residents in a community want the same amenities will result in ineffectiveness (CCHPR 2008). Furthermore, evidence shows that a major question to ask apart from 'why BMEs don't participate' is 'how are BMEs expected to participate', and 'what does participation mean to them'?

What this research hence aims to do is; to identify the gap in the literature on why BMEs do not participate effectively, how BMEs are expected to participate, what participation means to BMEs and what the requirements for effective participation are. This research develops a framework which if adopted, will enhance the participation of BMEs. Special focus is placed on the community in terms of

ethnicity as against geographical location. Semi structured interviews are conducted among regeneration officials and literature is reviewed in order to understand the situation better in its true light. Details of how this is achieved are discussed in further details in succeeding sections of this report.

1.3 AIM AND OBJECTIVES

The overarching aim of this research is to develop a framework for the enhancement of participation performance of BME groups in the process of community regeneration. This aim is achieved via the following objectives:

1. To develop an understanding of the current state of BMEs regarding participation in community regeneration
2. To identify who BMEs really are and investigate the main barriers preventing these BMEs from participating in regeneration activities within their communities
3. To identify innate housing and community needs of BME groups in regeneration in order to facilitate the process of meeting these needs
4. To evaluate what participation really means especially for BMEs as a tool for the enhancement of community cohesion
5. To propose a framework that will serve as an achievable guideline for local councils in the process of engaging their BME residents in community regeneration.

1.4 RATIONALE/ RESEARCH QUESTIONS

Literature as explored extensively in chapters 2 and 3 identified that as BME communities are diverse in nature and origin, so also is among others their housing, environmental and community cohesion needs. BMEs don't integrate or participate fully in regeneration because of many reasons and past research has also shown that taking all BMEs as being the same and having the same needs is not effective and does not produce desirable results. For these reasons, the following questions inform the approach of this research:

- Who are BMEs and what makes them so?
- Why are BMEs less involved in community regeneration?
- What is regeneration and who are the main stakeholders?
- Is community participation in regeneration important at all?
- What is the current status of BME participation in community regeneration?
- How can effective BME participation be facilitated?

These questions are explored in great details in chapters 2, 3, 5 and 6 of this research. Multiple data source analysis is adopted in order to ensure the validity of the results which are presented in chapter 7 and 8.

1.5 RESEARCH APPROACH

To satisfactorily achieve the research aim, objectives and research questions, the following tasks were undertaken:

1. A comprehensive review of extant literature was conducted to:
 - Develop an understanding of community regeneration, the aspects of it and why there is a need to involve members of the community in the process
 - Understand the nature of the numerous partnerships needed in the process of community regeneration and the role of community members in this partnerships
 - Explore what a cohesive community means and how lack of participation affects it
 - Investigate the current place of members of the BME community in the regeneration if the communities where they are domiciled
 - Investigate factors mitigating against BMEs in the process of community engagement
 - Study the practice and models of community engagement in the other countries
2. A pilot study was conducted to explore the contextual concept of being a BME and also to further develop the understanding of what the roles of BMEs are in

regeneration from a professional point of view. What regeneration means to the professionals is asked and the numerous stakeholders are highlighted. Also of importance is the question about whether or not community participation is important at all in practice is asked.

3. The emerging findings from the pilot interviews were further explored through a wider audience of professionals both in the government agencies and community/ voluntary groups. Special focus is placed on BMEs and their housing/ community needs especially in the process of regeneration. The barring factors against BME participation and suggestions for ways of improvement of the current situation are sought and highlighted. This is a way of ensuring that as many themes as possible are identified before the process of questionnaire distribution.
4. Questionnaire survey were conducted among BMEs as a method of getting inputs from BMEs on factors that prevents them from participating in regeneration and ways through which they will like to participate.
5. A triangulated collation of the findings from literature, pilot and main interviews and the questionnaires are presented and analysed and the achievement of the aim, objectives, research questions and contribution to knowledge are discussed.

1.6 ACHIEVEMENTS OF THE RESEARCH

The research sets out to explore the challenge of non participation of BMEs in the process of community regeneration and how such challenges can be alleviated. The main achievements of the research in this regards are summarised below:

- A clear explanation of the terms ‘community’ and ‘regeneration’ is presented and the various stakeholders involved in the process of community regeneration are identified
- The identification and categorisation of the various key factors and approaches to regeneration

- The current state of BME participation and engagement on community regeneration is reviewed and the core problems facing them in the community is identified
- The basic housing and community regeneration needs of BMEs are identified and how these needs impact on how BMEs participate in the community is discussed
- The personal, institutional and joint barriers preventing BMEs from optimal participation are evaluated and suitable suggestions for preventing these barriers are developed
- Identifying the effect of some of the basic profiles on BMEs on their participatory level in community regeneration
- The development of a framework for the enhancement of BME participation regeneration. which can be applied by either government agencies or community groups

1.7 CONTENT/ STRUCTURE OF THESIS

This thesis is divided into seven chapters as described below

Chapter 1 Introduction

This chapter introduces the background of the study problems, the research aim and objectives, the research questions, research design and plan and the structure of the thesis is also briefly mentioned

Chapter 2 Community Participation and Regeneration

The theoretical base of the research is developed here, the different meanings and connotations of the terms 'community' and 'regeneration' are explored and the implicit meaning of community regeneration defined. The chapter covers, what regeneration and a community are the need for partnerships in regeneration, resident involvement in regeneration, what it does means to participate, the benefits and pitfalls of participation in regeneration, and the some of the past attempts at regeneration are explored.

Chapter 3 BMEs and Community Regeneration

This chapter covers the research questions and set out in section 1.4. Who BMEs are and what it does mean to be a BME is explored, some of the basic characteristic of BMEs are studied. The causes of BME lack of participation are investigated and the benefits of community cohesion are highlighted here.

Chapter 4 Methodology

This chapter discusses the many approaches or philosophies applicable to this research. The most suitable methodology is chosen and justified here. Both qualitative and quantitative methodologies are used and the methods of data collection preferred for this research is discussed here as triangulation method which is the use of more than one method.

Chapter 5: Main Interview Findings: Qualitative Analysis

This chapter focuses on the analysis of the findings from interviews in order to resolve the research questions in its real life situations. Content analysis was done here and a framework of main barriers preventing BMEs from participation emerged. This was in an effort to draw closer to the final framework with the main aim if the research in mind.

Chapter 6: Quantitative Analysis

This chapter reviews the findings from the questionnaires, the respondents are presented in relation to their profile, the interrelationships between the explored factors are considered, and the results are correlated in order. BME participation as a social issue has implications which are not bounded empirically, hence the findings from the quantitative findings are compared with the qualitative results to see the corroborations between them; this chapter also explains the reasons for the discrepancies that arose in the course of the analysis.

Chapter 7: Discussions

This chapter discusses the main findings of the research, the contextual implications of the results are reviewed here and the developed framework is presented and explained.

Chapter 8: Recommendations and Conclusion

This chapter concludes the research, suitable recommendations are made here and the major contributions of the research to knowledge are highlighted. Limitations of the research are also highlighted with a view to assisting future research in the research field.

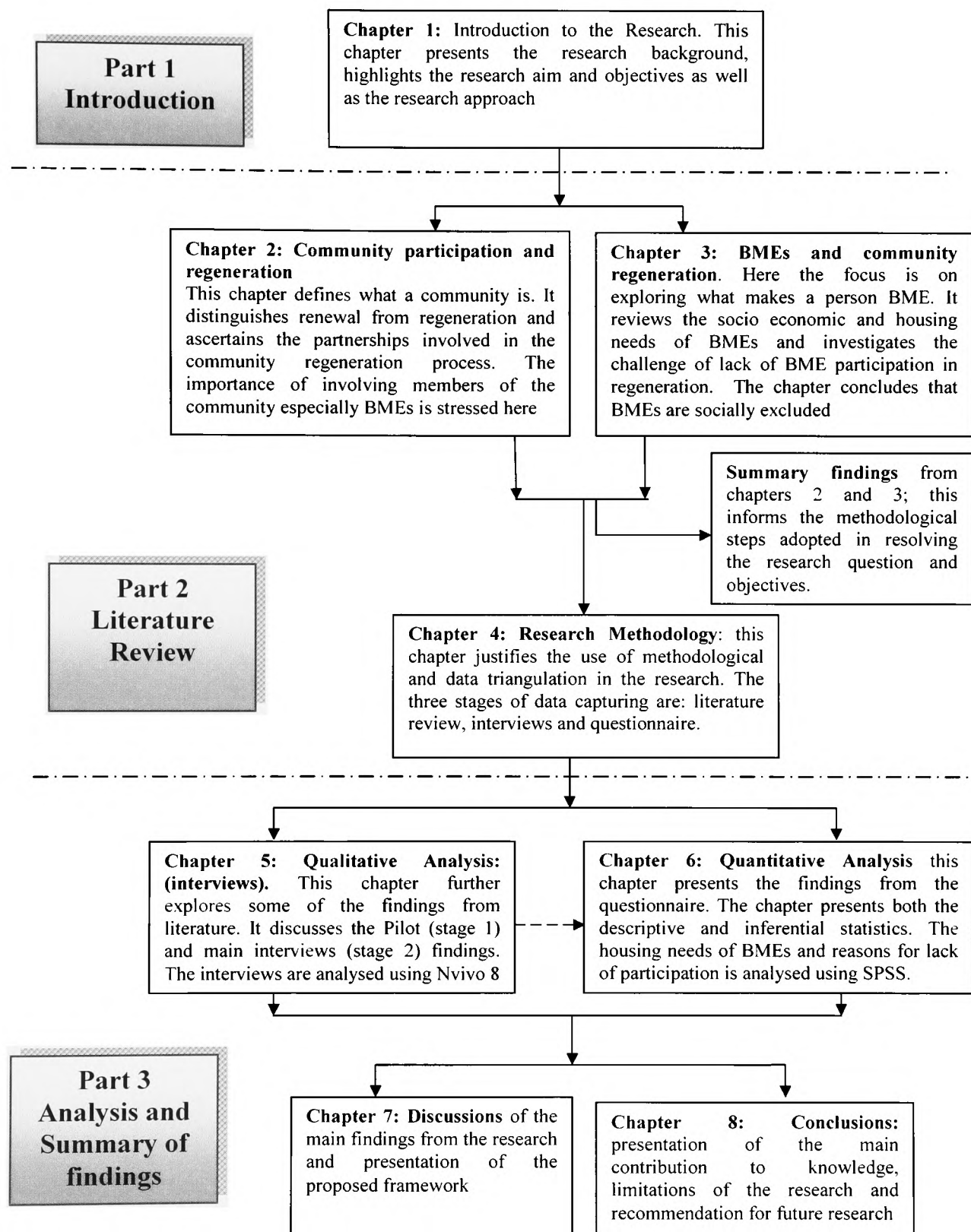


Fig 1.1: Research design and structure of thesis

1.8 SUMMARY

This section has introduced the research focus; a brief and concise case has been made for the current state of participation of BMEs in regeneration. It is clear that BMEs are deprived in multiple ways in the communities where they reside and by engaging with their community regeneration providers, this situation can be alleviated. The research plan and systems of data collection has been mentioned as being both a mixed method and the content of the thesis has been outlined. The next section will be about the literature review on this subject. the section will properly articulate the state of the art regarding BME participation, the problems will be identified and the gaps in the current body of knowledge will be highlighted.

CHAPTER 2: COMMUNITY PARTICIPATION AND REGENERATION

2.1 INTRODUCTION

This chapter reviews the relevant extant literature that supports the research questions formulated. It is the first of the two literature review chapters in this research. The review is aimed at extracting the theoretical underpinning of community participation, also to identify and clarify the gaps in research. These underpinnings further assist in the process of deciding on the most suitable research methodology to achieve the research aim. This chapter establishes a working definition of a community and explains the difference between housing renewal and regeneration in order to set the boundary for the research. This chapter also explores the partnerships required for community regeneration so that the importance of members of the community of any will be realised.

Furthermore to identifying the importance of members of the community in the process of regeneration, this chapter defines the concept of community involvement/ participation within the scope of this research. This is done with a view to exploring and identifying the potential benefits of community participation. The various levels at which the members of the community can participate is also explored and explained. As discussed in chapter 1, regeneration of communities is very crucial to past governments in UK, as a result of this, some of the past attempts are reviewed in order to investigate what lessons can be learnt from them. This chapter concludes by recapitulating the chapter findings and making a holistic representation of the key factors identified therein.

2.2 COMMUNITY REGENERATION

2.2.1 What is a Community

Communities are very complex and dynamic in nature according to Roberts and Sykes (2000). Bartle (2010) explains a community as a sociological construct with fuzzy boundaries and hence tricky to specifically define. However, defining a community will immensely assist this research in setting the scene for the study of

participation and engagement of community and exploring the importance of engaging community members in the process of regeneration.

According to Smith (2010), there are a number of competing definitions of a community. It can be seen as a geographical area, as a group of people living in a particular place or as an area of common life. The American Heritage Dictionary (2006) defines a community as “*a group of people living in the same locality and under the same government or the district or locality in which such a group lives*”. According to the Office of the Deputy Prime Minister ODPM (2006), in the context of the built environment, many UK government publications refer to a community with a connotation of “*local resident*”, they (ODPM) further analysed a community as being associated with ‘*Space and Relationships*’ i.e. involving ‘*Places and People*’.

According to Evans and Shaw (2004), a community has many aspects. These aspects include the physical, social (human), environmental (natural), and economic. The **Physical** aspect of the community involves such factors as the built environments, the houses (brick and mortar) roads and bridges, parks, dams etc and it is measured in terms of land value in the neighbourhood, occupancy/void property ratio, design quality of the houses and the open spaces.

The **Social or human** aspect is involved with the relationships inherent in the community and such factors as cohesion, inclusion, exclusion, culture, capacity building, health and well being are used in measuring it. The **Economic** is involved with issues such as jobs and it is measured in terms of inward investment, employment rates etc and lastly the **Environmental** factor concerns matters as air/water quality, sanitation, drainage and measured by liveability, quality of life, open spaces, etc (this is depicted pictorially in chapter 3). All the above listed activities or factors interrelate in a balance, if this balance is continual, the community will naturally draw in more people and resources to itself in accordance to the need of man (Toepfer 2005).

However in a situation whereby a shift in the balance occurs, for example in an industrial community, if the major industry that employs most of the local residents closes up or relocates to another community, there will be an imbalance in the

community. This might affect the entire system of the community, employment might reduce, the spending ability of the former staff will be affected, if the former staffs decide to relocate to seek employment elsewhere, this will lead to empty homes and void properties which may develop into neighbourhood abandonment, buildings will become derelict etc.

Having described some of the perspectives through which a community can be viewed and what the aspects of it include, it has been concluded that for the purpose of this research, the adopted definition of a community will be a combination of all aforementioned as adapted and modified from Hampton's (2004) definition of a community as: *"a group of people who, regardless of the diversity of their backgrounds, have been able to accept and transcend their differences, enabling them to communicate effectively and openly and to work together toward goals identified as being for their common good within a geographical space"*. This definition identifies with the possibility of diversity of ethnicity and the desire to work towards a common goal within their geographical space (this is expatiated upon in chapter 3).

When such a situation as presented by Toepfer (2005) above occurs i.e. rapid in migration without adequate infrastructure to accommodate the new entrants, this according to Lupton (2003) will lead to community decline. Hence there will be a need for what is commonly referred to as 'community renewal or regeneration'. It can therefore be said that renewal/ regeneration is an interventionist activity (Roberts and Sykes, 2000) that aims to rescue the failing community. Community regeneration and renewal are similar in attributes, but different in content and extent (Diamond, 2004). Although, many authors often use these terms interchangeably (see Pierson and Worley, 2005; McGreal et al, 2006; Tallon, 2010) to mention a few. Nevertheless, some authors think that the terms are different in meaning and context. The next section focuses on these; a case is made for the adoption of the term 'regeneration' in this research instead of the more common term of 'renewal' because that is one of the main objectives of this study. However, it is important to make a distinction between these two terms by defining renewal as done in section 2.2.2.

2.2.2 Housing/Urban Renewal

It is important to define what 'urban renewal' is in order to assist in setting the boundary of this research by identifying any difference between it and 'regeneration'. There had been several studies that define the term "urban renewal", e.g. European Commission (2008), Blackman (2006), and Priemus (2004) to quote a few. In the Swedish welfare state, housing renewal implied the restoration of the housing market in post-war Sweden according to Edgar et.al. (2004), the local name for it was '*totalsanering*' meaning (slum clearance). However because of the radical nature of demolition and redevelopment, by the 1970s, the term was dropped completely for '*urban renewal*' and '*housing renewal*' and soon it was re-modified to become '*careful rehabilitation*'; which focused on emphasising rehabilitation rather than clearance and replacement (Smith 2007). In the UK context, it was described by Balchin and Rhoden (2002) in terms of the '*unfitness of buildings*' for human habitation as a result of either disrepair or lack of basic amenities e.g. heating or sanitation; while Edgar et.al. (2004) describe urban renewal as having 2 approaches in the Danish perspective. The first approach was direct and the second is indirect. According to these authors, direct approach concerns a situation when the government compels the owner occupier or landlord of a building to renovate his building and the second is concerned with a situation when the authority can only use incentives to motivate landlords to renovate their dwellings.

Wong et al (2010) quoting Hong Kong Special Administrative Region HKSAR (2003) defined urban renewal as the "*plan, process and program through which environmental-quality redevelopment occurs in derelict urban areas via large-scale demolition and clearance*". It is clear that from the above four (i.e. Hong Kong, UK, Sweden, Denmark) nation's approach to housing/urban renewal that its main ideas are revolving around the ***building or the built environment***. It can be seen from the above definitions that 'renewal' is usually a more physically driven activity and often neglecting community residents in its process. As earlier proposed, a differentiation is to be made between urban/housing renewal and regeneration. As reported in Tsenkova (2002), urban regeneration moves beyond the aims, aspirations and achievements of urban renewal. Regeneration as a term is

often referred to ‘community regeneration’ (see Social Economy Scotland, SES 2007), and entails both the physical aspects of the community and even the sometimes more importantly, the social and economic aspects of it. This is the focus of section 2.3 which follows. An attempt is made here to explain how the term ‘regeneration’ was formed, how it differs from ‘renewal’ and why it is the preferred term for this research.

2.2.3 Urban Regeneration

It is of extreme importance to understand what regeneration is as a term in order to identify its key factors. This will help in knowing the key aspects relating to regeneration which will then in turn help in the effort to develop the framework for the enhancement of community participation in regeneration as stated in the main aim of this research. According to Tallon (2009), regeneration has become a phenomenon associated with any kind of development in towns and cities. Regeneration according to Weaver (2001) can be said to be the attempt to reverse community decline by both improving the physical structure, and, more importantly and elusively, the economy of areas. It is more than physical renewal (Tsenkova 2002), although the physical state of the urban area is the most easily recognised. McGreal et al (2004) attributed regeneration to mean both the economic and physical renewal of locations with development and investment in property as a fundamental part of both the process and product. Diamond and Southern (2006) are of the opinion that it is an ambiguous term as it seems to tend to rescue the world. Robert and Sykes (2000) took a more in-depth approach by defining Urban Regeneration as “*a comprehensive and integrated vision and action which leads to the resolution of community problems and which seeks to bring about a lasting improvement in the economic, physical, social and environmental condition of an area that has been subject to change*”. Tallon (2010) explained regeneration as having four dimensions as shown below:

Economic	Job creation, income, employability, skills, employment, development etc
Social/ Cultural	Quality of life, health, education, crime, housing, quality of public services etc
Physical/ Environmental	Infrastructure, built and natural environment, transport and communication etc
Governance	Nature of decision making, engagement of local groups, involvement of other groups, styles of leadership etc

Table 2.1: Approaches to urban regeneration (source: Tallon 2010)

From the UK government's point of view, *"(Urban) regeneration is about jobs: their creation, protection, quality and skills and the accessibility to various groups within society. It is also about investment: in businesses, in the urban infrastructure of roads, railways, airports and in facilities like shops, tourists' attraction, sports and cultural facilities; finally, it is about wealth: the generation of profit, of income, of resources and how these are distributed between rich and poor area, and groups. It is a highly political discipline: it is about people and power"* (DETR 2000 in Tsenkova 2002)

The UK government from the above definition places an importance on keywords such as society, culture, poor areas, profits and politics. Malcolm Chisholm (MSP), Minister for Communities in 2006 defined 'Regeneration' under 4 categories: 'Place', 'People', 'Partnership' and 'Prosperity'. According to him, 'Place', because regeneration is about realising the opportunities from individual locations, their distinctive buildings and structures, past heritage, new culture, proximity to regional assets, transport linkages, etc. 'People', because regeneration is about transforming places for the benefit of the people who live and work in and around the area. Regeneration is also about 'Partnerships' because no single individual or agency has the solution and finally, it is about 'Prosperity (or Product)' because regeneration is about creating value and creating pride.

The Royal Institution of Chartered Surveyors (RICS) (2008) explained regeneration in terms of *the effort that needs to be inserted*. In renewal initiatives, capital is a major requirement as it often refers to refurbishing and rebuilding etc but in regeneration, partnerships are needed, hence the RICS defined regeneration as *"the process of reversing economic, social and physical decay in our towns and cities"*

where it has reached that stage when market forces alone will not suffice". (The Royal Institution of Chartered Surveyors RICS 2003 in Adair, 2003) It is clear from this that market forces like demand and supply or other fiscal policies alone can no longer redeem the areas and so other initiatives like social requirements are needed.

Going by the above definitions, it is lucid that regeneration unlike renewal is about people as well as place, infrastructures, vision, culture, profit and groups; it can be seen more as a process rather than a product. In putting the definitions and regeneration together, it can be said that community regeneration which will be adopted by this research is:

"a comprehensive and integrated vision and action involving a group of people regardless of background who engage and communicate together to seek a lasting solution to an area's economic, physical, social and environmental condition by creating a liveable environment with infrastructures, investments and safety whilst giving the power of decision to the residents"

To achieve the objectives of housing regeneration delivery, many partnerships have to be established, according to Dekker et al (2005), some of the participating partnerships in achieving an effective regeneration will have to include, central government, relevant ministries, regional government, local governments, housing associations, private companies, residents' organisation; and individual members of the community. It is clear from this section that unlike 'renewal' which is more physical and money driven, community regeneration is more about building partnerships and joint working as shown in Table 2.1. To further understand the ways these partnerships are formed and works section 2.2.4 looks into partnership working in order to explore their composition, duties and levels of involvement in the process.

2.2.4 Partnerships and the Delivery of Regeneration

Regeneration is usually delivered to communities through the various partnerships existing in the community (Duncan and Thomas 2000); partnerships are simply organisations involved in the delivery of regeneration to an area (ODPM 2005). They are usually formed to act both as ways of ensuring the effective management of services within the community and as potential “change agents” in the way they bring together different (and sometimes competing) interest groups (Diamond, 2002). They are the ‘actors or ‘stakeholders’ in the process of the regeneration. These ‘actors’ or ‘stakeholders’ form partnerships as needed in order to deliver the regeneration need of the area (Tsenkova, 2002). Partnerships or Local Strategic Partnerships (LSPs) as often referred to include representatives from the community, and private and public agencies (Harriott and Matthews 2004, ODPM 2005). According to the Department for Communities and Local Government (CLG 2007a), LSPs are “*non-statutory, multi-agency partnerships, which matches local authority boundaries. LSPs bring together at a local level the different parts of the public, private, community and voluntary sectors; allowing different initiatives and services to support one another so that they can work together more effectively*”. As advised by the Planning and Advisory Service (2007), ‘to ensure that community engagement is effective and meaningful, councils should start early, keep communicating and ensure that as many people as possible feel able to make a difference to their local area’.

The partners usually involved in LSPs are many and varied. According to Local Government Improvement and Development (2010), partners in regeneration usually include:

- community groups,
- local authorities,
- property consultants, Private developers
- urban regeneration companies
- registered social landlords,
- faith groups,
- individuals/ local residents
- voluntary organisations,

- health sector workers,
- police force, community wardens,
- suppliers and other contractors, etc.

It is worth noting that members of the community, faith groups, community groups and other voluntary associations are mentioned as being part of the partnership. This shows the importance attributed by the Local Strategic Partnerships (LSPs) to participation/ partnering with community groups in order to achieve community regeneration.

Strategically reviewing the list of stakeholders, it can be seen that they can be broadly categorised into two i.e. regeneration providers and regeneration enablers. The regeneration providers according to this research are the stakeholders are the government agencies who are burdened with the task of carrying out the regeneration plans in real terms. They are usually the local council, contractors or urban regeneration companies, who bid for government funds to regenerate a community. In the light of this, it can hence be said that according to the list above, the following are regeneration providers: local authorities, property consultants, Private developers, urban regeneration companies, registered social landlords, police force, community wardens, suppliers and other contractors, etc. On the other hand, the regeneration enablers are the stakeholders who are based in the community and are geared towards facilitating the regeneration initiatives by making inputs that makes the regeneration plan sustainable. HM Government (2008) referred to this group as *Representatives of local persons*. By this it was meant that they include a mix of 'local persons' i.e. a balanced selection of the individuals, groups or organisations the authority considers likely to be affected by, or have an interest in, a particular authority function and who the authority is under a duty to involve where they think it appropriate to do so. Also, looking at the list above, they include such stakeholders as: community groups, faith groups, voluntary organisations, individuals etc.

Having identified the list of stakeholders in regeneration partnerships and what category they belong to, this will assist in choosing appropriate stakeholders to

interview in the course of data collection. The pilot interview further assists in seeking additional stakeholder to the list above; the process of this is further discussed in chapter 4.

2.2.5 Importance of Partnerships

According to Foley (2003), good partnerships foster integration. On justifying the need for Local Strategic Partnerships (LSP), the ODPM (2006) was clear in stating that an obvious lack of joint working at local level has been one of the key reasons why there has been little progress in delivering sustainable economic, social and physical regeneration, or improved public services, that meet the needs of local communities.

According to (Newborn and Jones 2002), the underlying idea of partnerships stem from lessons from the past mistakes of single-sector or single agency approaches because a combination of organisations, and the community, working co-operatively as part of an LSP was thought to have a far greater chance of success in an attempt to regenerate an area (Rodney and Clark 2002). To achieve these improvements, the Government, local authorities and other service providers need to work co-operatively, change the ways they work, reallocate resources and 'bend' their mainstream programmes to tackle issues that really matter to local people (Foley 2003). A LSP works within the confines of a particular community or neighbourhood. The Local Area Agreement (LAA) pilot schemes were introduced in 2002 by the labour government, aiming to simplify some central funding, help join up public services more effectively and allow greater flexibility for local solutions to local circumstances (CLG 2007). The LAA devolve decision making, encourages bottom-up approach to regeneration, move away from a 'Whitehall knows best' philosophy and reduce bureaucracy in the process of regeneration delivery.

The LSP work according to a set of LAAs which are regulations which set out the priorities for a Local Area agreed between the Central Government and the Local Area and other key partners at the local level. LSPs initiative is also concerned

about the most deprived neighbourhoods in the UK and 88 of such neighbourhoods were identified with a sum of £800M Neighbourhood Renewal Fund (NRF) set aside for them in the National Strategy.

From the above, it is clear that the inclusion of the public members of the community into the mainstream decision making is deemed important for the success of a LSP in order to meet the needs of the local people. It is a good idea according to Herriot and Mathews (2004) but it is not without its own problems. Some of the pre-identified problems partnerships will be explored further in the succeeding section.

2.2.6 Problems with Partnerships

According to Lawless (2004), the main problems with partnership working can be divided into four;

- Firstly, the role of individuals can be (too) decisive; for example, local authority departmental heads, chief executives and senior agency staff may sit on NDC Boards providing them with real clout and any of their actions can greatly affect decisions.
- Secondly, it may be that the intrinsic nature of some services militates against Area Based Initiatives (ABIs). For instance several observers suggest that the relative lack of involvement of local social services departments is due to their emphasis on individuals and families, rather than area based deprivation. This is similar to what Poursanidou and Farrier (2008) refers to as a 'shotgun partnerships' or 'forced marriage' since the main objective of the partners are not similar to one another.
- Third, partnership working can be affected by organisational change. The police have probably proved the most supportive of organisations. It may be local police have realised the opportunities which NDCs provide to attack crime in some of the most deprived of localities.
- Fourth, there may also be a lack of organisational capacity within stakeholder agencies through which to provide a 'bespoke and flexible' services

The composition of partnerships has been explored and it has been seen that it is an important requirement for successful regeneration delivery, even though it has some potential problems. What remains certain even in spite of all the problems is that partnerships are all working together for the common good of the community they represent. Another theme that came out of the exploration of the make-up of LSPs is the community groups, faith groups etc, many authors think this actual residents of the community need to be actively involved in the regeneration, for that reason, the next section aims at exploring participation and involvement of community residents in regeneration, the extent to which they are involved and identify any problems inhibiting this seeming good practice. This research will hence further explore the contextual nature of partnership working in the process of community regeneration by engaging with professionals in the field of community regeneration. This will be done with the aid of interviews. The process is discussed more extensively in the methodology chapter 4 and the results are presented in chapter 5.

2.3 RESIDENT INVOLVEMENT AND PARTICIPATION IN REGENERATION

It has been seen from previous sections that ensuring the participation of the members of the community has many benefits and also that community members are very important stakeholders in the community. This section studies the involvement/ participation of community members in the process of regeneration. It identifies what participation means and highlights the various levels at which members of the community can participate because that is one of the objectives of this research. It also explores both the potential benefits and downsides of participation in order to explore if its benefits outweighs the challenges attributable to it.

2.3.1 What is Participation

Participation according to Ward (1992) means involving the user of a service in decisions about that service. It is the process by which public concerns, needs and values are incorporated into government and corporate decision making (Creighton, 2005). Also Dekker (2007) defines participation “as activities undertaken by residents with the aim of positively influencing the social and physical situation of their neighbourhood”. It is the extent to which the residents of a community can affect the final decision (Creighton, 2005). Participation can be either ‘formal’ or ‘informal’ Organisation for Economic Co-operation and Development OECD (2005). ‘Formal’ participation refers to people taking part in the decision-making processes that influence their neighbourhood positively while ‘Informal’ participation are softer processes like belonging to street committee that organises neighbourhood events. Both forms of participation are good for the neighbourhood (Lelieveldt, 2004). Participation according to the former Minister for Communities David Miliband (2005) in Morris (2007) means more opportunities for individuals to have influence and choice over what, where, when and by whom a service is provided. In making a case for participation, Burton (2003) identified 3 main political imperatives for driving the agenda for participation. According to him:

“First is the belief that participation is intrinsically good and worthwhile, and hence more participation is desirable. Second is the growing acknowledgement that many major policy issues do not appear to be capable of obvious resolution. Finally, there is a clear belief that greater participation is needed to stem if not reverse the apparent decline in social capital”

Community or neighbourhood involvement in regeneration is widely held to be a good thing. Joseph Rowntree Foundation JRF in their 2007 report on “Developing Effective Community Involvement Strategies” asked a question on “why involve the community?” and the answer was quite straight forward; they said; “because it produces better results”. Government guidelines had always stressed the importance of involving the community, service users and potential service users (DETR 2003) but there is still some scepticism about this approach. For example, Burton (2003) asked the question: “what is the impact in practice of public involvement on

neighbourhood regeneration” and “has it made any difference and was it a positive one”? These questions are reviewed in greater extent by interviewing professionals. This is done during the data collection phase as expatiated upon in chapter 4. An attempt is also made to ascertain the practicality of community engagement and to see if there is an alternative to it or if the stress of undertaking it is justifiable through its benefits.

2.3.2 Effective Community Participation

Politicians are now more than ever interested in finding new ways to involve people in making decisions about the way public services in their area are run (Skidmore et al 2008) and according to Worley and Pierson (2005), community participation is now widely accepted as essential for effective regeneration programmes. Foley (2003) stated that good community participation is yet to be embedded in partnership or governance, many residents feel disenfranchised because they have little control over renewal or service delivery.

JRF (2007) identified the following as a guide for some of the benefits associated with community involvement:

- Communities have a fresh perspective, and can often see the problems in new ways.
- Community involvement helps to deliver programmes which more accurately target local needs.
- The resulting projects are more acceptable to the local community.
- Programme outputs which have been designed with input from local residents are likely to last longer because communities feel ownership of them.
- The constructive involvement of communities in urban regeneration helps to build local organisational skills, making it easier to develop strong successor organisations.
- Successful community involvement helps to revitalise democracy.

According to former Prime Minister Tony Blair (1998) “Unless the community is fully engaged in shaping and delivering regeneration, even the best plans on paper will fail to deliver in practice”. As argued by the Royal Town Planning Institute RTPI (2005), the phrase “community engagement” causes considerable confusion for it is often used as an umbrella term to cover the whole range of public involvement and consultation. According to the RTPI it has a more precise meaning which is that it refers to those actions and processes which take place to establish an effective relationship with individual and organisational stakeholder. It can then be inferred that inasmuch as community participation is important, not all activities involving members of the community amounts to community participation. This concept of ‘community engagement’ is contextually explored in greater details by interviewing regeneration stakeholders and professions. This is done with a view to seeing what kinds of activities they see as community participation activities, also to explore the benefits attributable to community participation efforts. The interview process and interviewees are discussed in chapter 4.

2.3.3 The Potential Benefits of Participation and Involvement

In order to make a case for the task of studying community participation and involvement in regeneration, it will be extremely important to explore the benefits (if any) of participation. According to Skidmore et al (2008), three reasons are put forward as the main reasons for involving members of the community. The reasons are that it leads to better and more responsive services, it tackles people’s disengagement from politics and the democratic process and it builds social capital. According to Joseph Rowntree Foundation (2007), there are many benefits of involvement of the community, good practices in regeneration reveals

- That the public at large (the lay public perhaps) provide a contrasting perspective to the views of the professional or political elite; which can serve as a mean of generating more creative proposals and solutions – for thinking outside the box, in the parlance of ‘modern’ policy making

- That lay (i.e. inexperienced) people can provide the application of both important knowledge and common sense to policy proposals which can serve as an important form of reality check.
- Community involvement helps to deliver programmes which more accurately target local needs which make the resulting projects more acceptable and longer lasting because communities feel ownership of them.
- The constructive involvement of communities in urban regeneration helps to build local organisational skills, making it easier to develop strong successor organisations
- Successful community involvement helps to revitalise democracy.

The Lancashire Partnership proposes that Engaging communities throughout the regeneration process will ensure that housing and neighbourhoods are developed to meet their specific needs and expectations. Quoting from their 2006 framework for sustainable communities', *"Involving local people in the design process can help to avoid this by promoting a better understanding of what is valued in a neighbourhood. This will help to retain and promote the identity of an area even where significant housing clearance and redevelopment is proposed"*.

They further went ahead to say that where there are new housing proposals, future occupiers and other local residents may have suggestions for neighbourhood layout as well as more detailed aspects of design, and we need to consider their opinions when making these proposals. According to Ingamells (2007), by engaging residents in more complex analysis and collective, politicized action, a strong performative imperative galvanizes residents, planners and community practitioners alike. People get better housing, the market value of homes in the area increases, existing home owners are happy, renters get better accommodation and more security from neighbourhood disturbance.

Involving local residents in the regeneration process can help to secure their commitment to an area (CLG 2008). If existing residents feel they are directing the process of change, and that proposals are being developed to meet their needs and tackle their concerns, they may feel more inclined to stay and build a future there

for themselves and their families”. Hence there will be reduced resident turnover. On a practical scale, The Audit Commission (2004) said “The purpose of widening (private sector) involvement is to increase the range of skills available to pathfinders and bring different perspectives to bear on the issues raised nevertheless, there is no single best way to achieve regeneration (Bevan 2003).

According to the JRF (2007), the option to involve the community is not the easiest way out and it can be daunting at times. For these reasons, it is important to investigate some of the drawbacks of this idea. These drawbacks are explored in the next section.

2.3.4 The Pitfalls of Community Involvement/Participation

It is important whilst studying the benefits of community participation to explore the possibilities of any downsides to it. This gives the study a more rounded and holistic view of the concept and helps in comparing the benefits with the pitfalls. According to Burton (2003) it is not to say that community involvement and participation are without its own pitfalls, on the contrary according to Rowe (2006) a plethora of material suggests that partnerships, while a good idea on paper, are particularly problematic in practice. Burton (2003) suggested that there are reasons why community participation is difficult to accomplish. According to him, some of the issues are facts such as:

- that lay people are unknowledgeable or ignorant, especially about complex or difficult policy issues,
- that they are likely to be subjective and self interested and unable to see the wider or public interest,
- that they might be biased or prejudiced,
- that they might be too emotive, incapable of rigorous and rational analysis

In addition to the above list, Ball (2004) also took a perspective on the problems associated with community participation. According to him, some of the problems include

- time/cost overrun
- too many unproductive meetings
- excessive bureaucracies
- lack of overall leadership

Weighing the benefits against the pitfalls, many authors propose a case for greater involvement of the neighbourhood.

Neighbourhood regeneration through resident's involvement needs to achieve improved outcomes for all members of the community. According to the DCLG (2009), "It is about connecting communities. Everyone should have the opportunity to participate in, and benefit from, the National Strategy for Neighbourhood Renewal. It is important to ensure that there are opportunities for all: men and women, children and young people, older people, people from different faith communities, people from different ethnic backgrounds, and people with disabilities, to get involved and see real benefits from neighbourhood regeneration activity". In a country with as rich and diverse racial mix like England, the design and layout of new properties should take into account the requirements of different sections of the population (Cantel, 2001), to ensure that they can meet multiple sets of needs and to avoid resentments based on a perception that work has prioritised one group over another. In order to achieve this, the Local Government Improvement and Development agency (2010) suggests the option of openness to considering and developing new ways to deliver services.

So far, the above sections have defined what a community is, distinguished renewal from regeneration, discussed partnerships and its benefits and explored the concept of participation and some of its pitfalls. However, still missing are the ways through which effective community participation can be achieved and sustained. Also the levels and extent to which members are expected to participate are yet to be explored. Since this research is focusing on the challenges of community participation, it is pertinent to know what levels the members of the public are expected to participate and what good practices are available as practiced by some communities.

2.3.5 Levels of Community Participation

There are different types and levels of participation, (Aref, 2009, Dekker 2007). Aref (2009) broadly categorised these levels into ‘genuine participation’, ‘symbolic participation’ and ‘non participation’ whereas according to the Wilcox’s (2003) adaptation of Arnstein’s ladder of participation, participation can be classified as involving activities such as ‘**Informing**’ telling people about the pathfinder and what it plans to do, and engaging their interest in it, ‘**Consulting**’ which involves offering people options, getting feedback from them and taking account of their views, ‘**Deciding together**’ encouraging people to develop ideas or options, and giving them some influence in deciding the way forward ‘**Acting together**’ i.e. joint decision-making on action to be taken, and forming partnerships with residents’ groups to carry it out and finally, ‘**Supporting independent community initiatives**’ i.e. helping residents to carry out their own plans or initiatives for example by grant-aiding or in other ways supporting them, while leaving them in charge of what happens. Both classifications show that there is a degree of freedom for members of the community as they move up the participation ladder.

According to the Figure 2.1, the bottom level is where there is no forms of participation whatsoever while the top part is the more effective level of participation. The top three levels are the places where there is substantial participation; i.e. the inputs of the residents are factored into the decision making

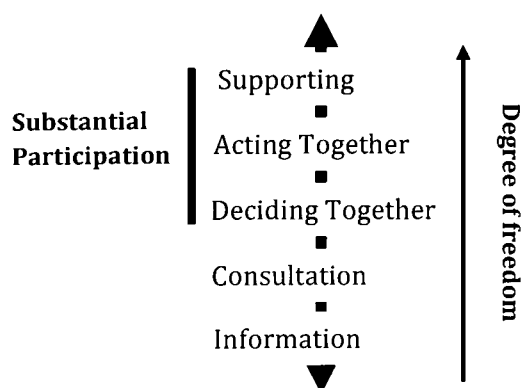


Figure 2.1: Levels of community participation
Source: Wilcox 2003

process and sense of belonging is thereby created among the participants. On a community level, Dekker (2007) attributes the various levels as varying from consultation, information, empowerment etc. The level of community participation and involvement in community regeneration varies from one community or local council to the other. Going by the guidelines of the

NDC, the LAA of councils cannot be the same because the inherent issues and challenges they face are different. According to the JRF (2007) formal partnerships are recommended by the funding agencies in order to add credence to the application for fund. There is a need for informal relationships among the partners in regeneration (Salford City Council 2008) as formal relationships are not guaranteed to yield any positive results. The JRF (2007) added that there are many levels at which partnerships can work; there are the 'individual, societal and institutional' levels. Participation according to JRF is needed at all these levels. Although, all of the levels have their own impediment, however, it was concluded by the report that the most effective level, where individual feel most free to participate is the individual level, as discussions at this level are very informal and relaxed.

Apart from categorising the levels of participation as done by the JRF, some local councils like Havant LC, subdivides there councils strategies into layers and spell out how the members of the public will be involved, for example in the annual monitoring report of 2005 which covered the corporate plans for 2005-08, the regeneration strategy was to unlock the potentials of the residents and tackle deprivation. How this will be achieved was however not detailed.

In reference to the 'good practice guide' of the New Zealand's Ministry of Social Development, Bromell and Hyland (2007) identified two broad levels of participation, they were 'the government agency driven participation' and 'community driven participation'. The government driven one is further subdivided into two types. Firstly, there is information provision and secondly, there is a one-off consultation on specific issues. On the community driven side, they are also in two subdivisions, there is the collaborative process level and the community division level. It can be concluded from all the authors and the local council that more than just telling the people what the plans were, there is a higher need to help the people get active by giving them the tools and environment required to voice their opinion.

This section has discussed the various levels at which the community residents can participate in regeneration matters, many authors used different terms to distinguish

between these levels, two common themes however emerges from the literature of this topic. One was that usually, the people at least has to be informed of what the government wants to do in their community, even though Reading Local Council went a step behind the ‘information stage’ by depicting the possibility of a ‘manipulation stage’ as being the first level of participation. Secondly, for participation to be very effective, it has to go all the way to the level of ‘empowerment, engagement or support’. Worthy of note is the fact that most of the regeneration models or frameworks available in local councils often contain community participation generally and not specifically focusing on minority groups or any other groups particularly. Having explored the central tenets of community participation and the levels at which members of the community can participate, the next section reviews some of the past attempts of previous UK governments on regeneration. The strengths and weaknesses of these past initiatives are explored in order to identify good practices and also to learn valuable lessons from their strengths.

2.4 PAST HOUSING REGENERATION SCHEMES

This section reviews some of the past efforts aimed at regeneration. It reviews the importance attached to regeneration by previous governments. This justifies this research, it also assist the research in drawing on some of the tried and trusted practices of the past as well as to learn from some of their mistakes in order to inform a more rounded approach for future initiatives.

2.4.1 Area Based Initiatives (ABIs)

Area-Based Initiatives (ABIs) are publicly funded initiatives targeted on areas of social or economic disadvantage, which aim to improve the quality of life of residents and/or their future life chances and those of their children (Cabinet Office, 2008)

The ultimate goal of an ABI is to create a sustainable programme of work, in which community engagement, ownership and involvement, are key in identifying problems, developing solutions and helping to implement them. The intention is to

work in partnership with the community to achieve their aspirations, rather than agencies just implementing their normal services without consultation. Initiatives such as the New Deal for Communities (NDC), Single Regeneration Budget (SRB), URBAN I and II (in Bristol) East Bolton Initiative, Community Empowerment Fund (CEF), Neighbourhood Management (NM), Neighbourhood Renewal Fund (NRF), Manchester Salford Partnerships (MSP) are all examples of ABIs. The main foci of ABIs according to the Home Office (2003) are:

- Full and meaningful involvement of neighbouring communities in the development of ABIs is needed to ensure that tensions arising between disadvantaged areas receiving differential funding are addressed.
- Use of a good **communications/marketing strategy** to explain the objectives and the rationale for funding decisions will have the effect of positively influencing local perceptions.
- Meaningful **consultation** and communication with recipient communities needs to take place, which leads to local ownership of renewal activity by communities. This will help to build sustainability and community cohesion at a local level. Consultation and engagement with communities takes time – it is recommended that a "year zero" should be built into the planning process to allow adequate time for this

The residents are in the heart of ABIs, even if the main project will be demolitions, the community has to be consulted; communication is key in ABIs and 'meaningful involvement' is advocated in ABIs other than the patronising of the residents. A starting year of consultation is advised so that the community has adequate time for consultation. Oftentimes, the exact issues to be addressed, and the relative balance of these issues, will vary according to the circumstances of the specific neighbourhood under review (Roche 2003, Gedling Borough 2008) but nevertheless, an ABI is based solely on an area/community, the New Deal for Community (NDC) is an ABI which focuses on community engagement as a priority strategy to tackle deprivation of declined areas. The next section hence looks more into its agenda and how it hopes to carry members of the community along in its operations

2.4.2 New Deal for Communities (NDC)

The New Deal for Communities (NDC) is a key programme in the Government's strategy to tackle multiple deprivations in the most deprived neighbourhoods in the country (Lawless 2004), giving some of our poorest communities the resources to tackle their problems in an intensive and co-ordinated way. The aim is to bridge the gap between these neighbourhoods and the rest of England (CLG 2007) The New Deal for Communities (NDC) Programme is one of the most important Area Based Initiatives (ABIs) ever launched in England (Beatty et al 2008). Announced in 1998, the Programme's primary purpose is to reduce the gap between some 39 deprived neighbourhoods and the rest of the country. Residents are planned to be involved in many activities across the board (McCleavy 2009). NDC partnerships and programmes are being driven by their communities, and residents are fully involved in the planning and delivery of NDC programmes' also efforts are made to employ local residents wherever possible (Lawless 2004). It is very strong community involvement undertone that makes the UK's New Deal for Community (NDC) close to the US' Homeownership Opportunities for People Everywhere (HOPE VI) scheme. Although understandably, the HOPE VI is on a larger scale due to the population difference between the UK and the US, but according to the baseline report of the HOPE VI programme (2007), HOPE VI requires that housing authorities and developers involve public housing residents in designing a new development and planning the services to be provided there. In a case example of the Bronx in New York, it was reported by Tarver (2007) that as New York City almost went bankrupt by 1976; the housing situation in the Bronx was dire. Private apartment buildings suffered from wartime controls on rent and collection, the buildings aged, and the landlords were unable to pay for taxes, repairs, and regular maintenance. This led to tenants eventually abandoning these uninhabitable buildings, addicts looking to pay for drugs scavenged the buildings for scrap. In the end, it was more profitable to destroy these buildings than to salvage them (Tarver, 2007). But to achieve this, proper monitoring of the process was greatly advocated Acitelli (2007)

A performance management approach for the New Deal for Communities (NDC) was introduced in 2002 which is monitored by the Neighbourhood Renewal Unit

(NRU). The main duty of the NRU is to ensure that the performance framework remains efficient and effective, and compatible with emerging arrangements for LAAs. With so much planning and grants going into regeneration, evidence of tenant consultation was regrettably still scanty (Allen 2000). Allen however did not explicitly define what was meant by consultation. It could signify anything from giving information to yielding significant measures of control as shown in the Figure 2.1 above. Nonetheless, a level of partnership working is implied. Hence a type of neighbourhood renewal partnership is discussed in the section that follows

2.4.3. Housing Market Renewal Pathfinders

In April 2002 the Government announced the creation of nine Market Renewal Pathfinders in the North of England and the Midlands. All the pathfinders exhibited housing market weaknesses, evident through high vacancy rates, low sales values/low demand and, in some cases, neighbourhood abandonment (Worley and Pierson 2006). The south of England was facing a major problem of skyrocketing house prices and ever increasing demand. More businesses were opening up and labour was moving there. On the other end of the spectrum was the north, struggling to survive with the population reducing by the day (Wilcox 2003).

The ODPM then identified nine areas as pioneers of this concept of neighbourhood renewal. They were Birmingham and Sandwell, East Lancashire, Humberside, Manchester and Salford, Merseyside, Newcastle and Gateshead, North Staffordshire, Oldham and Rochdale and South Yorkshire. As it is shown, they are all in the north and midlands. These areas had a high vacancy to occupancy ratio, population decline, neighbourhood neglect and complete market failure (Audit Commission 2005). The government in a bid to curb the north-south divide has identified these 9 most hit cities by the blight of urban abandonment and economic recession for a novel approach to neighbourhood renewal. These areas were referred to as 'Housing Market Renewal Pathfinders'. All the pathfinders work in partnerships with a separate name indicating their core value or vision. A list of all the partnerships and their names, and which areas they cover are as follows:

- Bridging Newcastle Gateshead Partnership - Newcastle and Gateshead
- Gateway Hull and East Riding Partnership Hull and East Riding of Yorkshire
- Transform South Yorkshire Partnership - Sheffield, Barnsley, Rotherham and Doncaster
- Urban Living Partnership - Birmingham and Sandwell
- Renew North Staffordshire Partnership -Stoke, Newcastle u Lyme & Staffordshire Moorlands
- Manchester Salford Partnership - Manchester and Salford
- New heartlands Partnership - Liverpool, Sefton and Wirral
- Partners in Action Partnership Oldham and Rochdale
- Elevate East Lancashire Partnership Blackburn with Darwen, Hyndburn, Burnley, Pendle

All the above mentioned areas do not only suffer material disadvantage but also from poor reputation (Dean and Hastings 2000). According to Pacione (2009), there is an evident reduced quality of life for residents of stigmatised estates as a result of negative stereotyping.

As concluded by Dean and Hastings (2000), quality of life of residents and negative stereotyping is a major reason for the HMRP scheme. This implies that it is not just the physical or environmental aspects of the affected neighbourhoods that need attention; there is also a need to fix their social problems as well.

2.4.4 Approach to the establishment of the Nine HMRP Areas

Here the background of the HMRP initiative and how it differs from other renewal initiatives is reviewed and evaluated. In April 2002, nine pathfinders were announced by the labour government to take forward new approaches to tackling low demand. The areas were identified by research carried out by Birmingham University and subsequent analysis by ODPM of the sub-regions where the problems of low demand and abandonment are most acute. About 700,000 homes are included in the Pathfinder areas. This equates to more than half of the one million properties in low demand based on 2002 estimates.

The areas cut across local authority boundaries with the expectation that

partnerships will be established to involve all stakeholders in developing strategic plans for whole housing markets. The partnerships were to ensure that all the essential requirements of sustainable communities, especially good quality, customer focused public services and a pride in the community and cohesion within it, are addressed, in line with the wider National Strategy for Neighborhood Renewal (JRF 2007). There are three strategic objectives of the pathfinders according to JRF (2007), these objectives were to

- achieve a radical improvement and diversity of neighborhoods helping secure a more sustainable settlement pattern in the sub region
- grow the area's housing range, increasing housing choice in order to meet the aspirations of existing, emerging and incoming households
- improve housing quality, ensuring that all tenures capitalize on the opportunities created through innovations in design, standards and efficiency

Some local drivers were also been identified as some of the reasons for market change (Cole and Nevin 2004) although the character of these drivers as well as the extent differs from one pathfinder to the other. These drivers according to Cole and Nevin are:

- ***Community cohesion*** – this considers the structure of the community in terms of such factors as ethnicity and other resident's status factors such as asylum seekers and refugee population. For example the Birmingham Sandwell pathfinder area is recording a rapid population change in Black and minority ethnic (BME) community.
- ***The condition*** of the housing stock and physical environment
- ***The loss of form and function*** – for example when the major form of economic activity leaves an area, there is a tendency for population to drop in search of greener pasture.
- ***Metropolitan abandonment*** – this follows that generally speaking, cities are more economically vibrant than suburban and inner cities.

Pathfinders were required to prepare a prospectus or strategy for approval by ODPM and to do this at their own pace (Audit Commission 2005b). That

prospectus described a series of interventions aimed at eradicating areas of low demand and laid the foundations for a series of Neighborhood and Area planning processes that would develop a vision for neighborhoods and put in place long term plans for their transformation.

Even though ‘lack of resident and the local community involvement’ were spelt out as one of the drivers of market failure in the pathfinder areas, the initiative failed to clearly define the role of community involvement in the overall achievement of a strong housing market in the pathfinder areas. However, many authors had thrown more light on the reasons for the importance of engaging the community in the regeneration plans; the next section looks closely at some of these reasons in a view to see how the HMRP meets these requirements.

2.4.5 Resident/Community Participation and Involvement in the HMRP

The Lister et al (2007) identified 5 reasons why community involvement in regeneration plans for the HMRP are advocated, they are as follows:

1. It is residents (and potential residents) who will determine whether the local housing market is more vibrant, because ultimately they will decide if they value living in a particular area or not. Some may ‘vote with their feet’ by moving into (or out of) an area, others may stay because they are content with an area, or conversely because they find it difficult to leave.
2. Residents’ opinions matter because it is the future of *their* neighbourhoods and *their* homes which is at stake. In all nine pathfinder areas, decisions are being taken which affect the future of thousands of individual homes, both rented and owner-occupied, and the plans should be based on residents’ views. Indeed, unless the plans are ‘owned’ by the majority of residents, they are unlikely to succeed.
3. Pathfinders and their partners face difficult decisions about the future of areas where houses are in too poor condition or demand is too low for the

houses to be retained. In these cases, listening to residents is even more crucial, not only to get the decisions right but to assure politicians and the media that they are based in local opinion. Being able to demonstrate that actions are firmly grounded in what local people think, is the strongest argument that the chosen course of action is the best available. It will also, of course, be of immense benefit in actually carrying the plans through successfully.

4. As the HMR programme is one that was introduced within the nine pathfinder areas by government, rather than emerging from local demands, it made it particularly important to engage with residents at an early stage so that their influence could begin to be felt. Inevitably this meant explaining and justifying the programme, and showing how the resources available can be used to address needs which are apparent to residents.
5. Finally, the residents themselves are a vital source of information about local areas they are part of the 'evidence base' on which the HMR programme rests. They provide intelligence and information simply because they are the ones who live there, know the places inside out, and can be a valuable source of ideas about how to make improvements.

In the 2007 baseline report by the Department for Communities and Local Government in 2007, the performance and achievements of the HMRP areas was reported as:

- In most pathfinders, the proportion of very low value sales under £50,000 has fallen very sharply;
- The pathfinders are on course to reduce the gap between their area and the regional average for both vacancy rates and house-prices by a third by 2010;
- Vacancy rates have dropped from 5.6 per cent in 2001 to 4.8 per cent, and the percentage of vacancies resulting from abandonment has fallen from 15.2 per cent to 11.5 per cent over the same period;

- The percentage of new social tenants that are working full time has increased from 20 per cent in 2001 to 24 per cent in 2005, much closer to the national average of 24.8 per cent;
- Overall, local residents have supported the proposals and the pathfinders have placed substantial emphasis on community engagement;
- The quality of research and intelligence on which the pathfinders' strategies are based is very high, and sounder than for any previous regeneration programme.

This section had discussed the main idea behind the novel initiative called “The HMRP”. It shows that the HMRP was developed to help the most deprived neighbourhoods of England suffering from high levels of unemployment, lack of health and social amenities, neighbourhood abandonment and neglect, population loss, etc. it also identified the 9 areas that pioneered the scheme. The basic ideas behind its justification and establishment have been discussed. The community are advocated to be put at the core of community regeneration as the regeneration scheme affects them more than any other people. The main theme is regeneration of neighbourhoods; in the baseline report of 2007 quoted above, neighbourhood engagement was not quantified in any measure, it was only mentioned in passing, timing of the engagement was also not considered, even though engagement of the residents is stressed. As the RICS suggested in their definition of regeneration, it was concluded that traditional neighbourhood approach to urban policy would not be sufficient to reverse decline in these areas. A detailed look at most of the themes of the HMRP shows that the HMRP scheme, like the previous definitions of renewal is radical with great emphasis on demolition and rebuilding of the physical built environment. Another thing identified by this section is the acknowledgment of the fact that one of the main reasons for engaging the community in regeneration plans as said earlier is that it breeds cohesion, the HMRP is though not all about social regeneration even though, a hint of community cohesion initiative is added into its guideline.

There are other neighbourhood based initiatives that put the residents' views' into greater consideration. Such initiatives are often referred to as 'Area Based

Initiatives ABIs'. The next section looks at other ABIs in order to differentiate between them and the HMRP in terms of levels of community participation.

2.5 SUMMARY AND KEY FINDINGS

This section collates all the key findings from the literature on what a community is and how participation from community members aids the success of regeneration activities. The problems with the implementation of effective participation are also identified and a conclusion is made that even though there are challenges in the process of community participation, the benefits therein outweighs the pitfall. The following list which is subdivided into two categories highlights some of the key findings from literature as follows:

1 Community and Regeneration:

- A community can be in relation to 'people' or 'place', 'spaces' and 'relationships' and there are many aspects to it, which includes the physical, social (human), environmental (natural), economic etc
- Urban renewal is more about physical demolitions and redevelopments whilst community/ neighbourhood regeneration is more about the social side of improvements usually involving the grassroots actors
- Regeneration is about 'people', 'process' 'place' and 'product'. There are many also different aspects of regeneration e.g. physical, social, economic, cultural health, environment etc. Hence regeneration affects almost all aspects of human life. This is further explored in chapter 3 and a framework of the key factors in regeneration is produced.
- There is a move away from the traditional demolition and large scale clearances towards a more democratic and community engaging kind of regeneration. The importance of the input and impact of members of the community is more widely advocated. Chapter 3 hence discusses the importance of BME engagement in regeneration.
- The participants in regeneration are the stakeholders and they can be broadly divided into community groups (regeneration enablers) and

government agencies (regeneration providers). Even individual local residents are important players in the process of regeneration.

2 **Involvement/ Participation/ Engagement in Regeneration**

- Participation and partnerships are crucial for the success of any regeneration initiative. There are many conflicts in the processes of these partnerships but the benefits outweigh the problems. Some of the problems are cost, excessive bureaucracies and some members of the community often brings in personal biases and prejudices
- The idea of involvement and participation in the community differs from person to person; also personal interests of individuals vary. There are many levels of participation and the level at which members of the community is expected to participate varies from agency to agency
- Community involvement helps to deliver programmes that are ethnically sensitive to the local needs, it reduces avoidable tension in disadvantaged neighbourhoods and it requires ample time to get sufficient members of the community adequately involved. Chapter 5 further investigates the best time to involve the community into regeneration plans.
- Community participation and local residents involvement has been a major focus of past government initiatives on regeneration. The Area Based Initiatives suggested that involving members of the community leads to community cohesion among other things.

Having realised the importance of community partnerships and the key role members of the community play as stakeholders in regeneration, chapter 5 of this research further validates the definition of regeneration and explores how community regeneration contributes to the development of a feeling of sense of belonging among community members.

CHAPTER 3: BMEs and COMMUNITY REGENERATION

3.1 INTRODUCTION

Having discussed what constitutes a community as people of different backgrounds coming together to share common aspirations and working towards common goals, this chapter looks at the UK as a community, the many ethnicities which gives the nation the diversity it enjoys today. Special focus will be placed on the class of people common referred to as Black and Minority Ethnic (BMEs). In this chapter the two research questions as detailed out in chapter 1 are explored. In order to clearly identify the main subset of the community upon whom this research is focusing, this chapter explores who a BME is and what makes them so. From chapter 2, it was realised that a community is about 'space' and 'relationship', this chapter further explores the spatial settlement pattern of BMEs in the UK.

Findings from chapter 2 showed that involving members of the community in the process of regeneration helps in developing programmes that deliver local needs in a way whereby ethnically sensitive local needs are met. To this light, this chapter reviews the socio economic and 'housing need' situation of BMEs, in order to see how well these needs are met. The challenge of lack of BME participation in community regeneration is also explored. 'Social exclusion' as different from material poverty is being propounded as the main reason for BME non participation, this concept is further elaborated upon in this chapter and the capability of 'community cohesion' to overcome the problem of lack of sense of belonging in BMEs is reviewed extensively.

The chapter summary gathers all the findings on BMEs and community regeneration; however in addition to the chapter summary, this chapter collates all the key findings from both literature chapters 2 and 3, the purpose of this is to present a holistic view of the key factors in a concise and consolidated manner.

3.2 WHO IS A BME?

Ethnicity is multi-dimensional and usually encompasses one or more of 'shared origins or social background; shared culture and traditions that are distinctive, and maintained between generations, and lead to a sense of identity in groups; and a common language or religious tradition (Gill et al 2007). The term BME is very broad. Many authors tend to conclude that it is obviously easy to recognise a BME as no definitions or delineation is made of the term (see Davies et al 1996; Somerville and Steele, 2002). The Home Office (2007) for simplicity sakes categorises the country into 'Whites' and 'Non Whites', although they recognise the cultural and ethnic diversity of the country.

The Welsh Assembly Government (2005) discovered that "many organisations had not defined the term BME and those that has used a variety of interpretations". No agreed definition of the term BME was commonly in use. Gill (2001) in Somerville and Steel (2002), used the term to refer to people of colour and in the main of African, Caribbean, Asian, Middle East and South East Asian descent. Even the British Crime Survey (BCS) report of 2009 as reported by Jansson (2009) and the Home Office Statistical Bulletin (2010) used the broad categorisation of BMEs as White, Mixed, Asian or Asian British, Black or Black British and Chinese or Other ethnic groups. Nevertheless, one of the few literatures available on explicit explanation was the 2001 Canadian census, which marked out BME as visible minorities. It defines 'visible minorities' as "persons, other than Aboriginal peoples, who are non-Caucasian in race or Non-White in colour". According to the Canadian Census Commission, the visible minority population includes the following groups: Chinese, South Asian, Black, Filipino, Latin American, Southeast Asian, Arab, West Asian, Japanese, Korean and Pacific Islander. In the UK, it is a much diverse mix, according to the Race Relations Act (1976) and the Race Relations (Amendment) Act 2000, which is usually used for employment purposes, the usual broad race classification is as shown on Figure 3.1. The Welsh Assembly Government also highlights some basic characteristics of people who can be broadly described as BMEs. According to them, apart from skin colour, BMEs usually have different language, ethnicities, culture, religion, values and their family history in the UK is relatively shorter than Whites.

Going by the Figure 3.1, the race classifications can be categorised into two. Whites, i.e. British and Irish and the 'non Whites' i.e. Asians, African, Chinese etc. these others are the BMEs according to this research. For the purpose of this research, the representation of BME by the JRF in 2001 will be adopted. According to the JRF, the term 'Black and Minority Ethnic' refers to 'visible' (non-white) minorities, this include among others, Black African, Asians, Chinese, Indians, Caribbean's, Polish and other members of minority ethnic groups. A unifying factor among BMEs is the fact that they are likely to be immigrants and hence have another country they call home.

- | | |
|--|---|
| <input type="checkbox"/> Asian or Asian British-Indian | <input type="checkbox"/> White- British |
| <input type="checkbox"/> Asian or Asian British- Pakistani | <input type="checkbox"/> White- Irish |
| <input type="checkbox"/> Asian or Asian British- Bangladeshi | <input type="checkbox"/> Other White Background |
| <input type="checkbox"/> Middle Eastern | <input type="checkbox"/> Mixed- White and Black African |
| <input type="checkbox"/> Chinese/Other Ethnic Background | <input type="checkbox"/> Mixed- White and Asian |
| <input type="checkbox"/> Other Asian Background | <input type="checkbox"/> Other Mixed Background |
| <input type="checkbox"/> Mixed- White and Black Caribbean | <input type="checkbox"/> Other Ethnic Background |
| <input type="checkbox"/> Black or black British- Caribbean | <input type="checkbox"/> Prefer not to day |
| <input type="checkbox"/> Black or Black British- African | |
| <input type="checkbox"/> Other Black Background | |

Figure 3.1: UK population classification
Source: Office for National Statistics ONS 2001

3.3 ETHNIC AND CULTURAL COMPOSITION OF THE UK

Britain is a perfect example of cultural diversity. According to Wood et al (2002), London is now more diverse than any city that has ever existed. Altogether, more than 300 languages are spoken by the people of London, and the city has at least 50 non-indigenous communities with populations of 10,000 or more. Virtually every race, nation, culture and religion in the world can claim at least a handful of Londoners. London’s Muslim population of 607,083 people is probably the most diverse anywhere in the world, besides Mecca. Only 59.8 per cent of Londoners consider themselves to be white British, while 3.2 per cent consider themselves to be of mixed race. On the global front, as the United nations Centre for Human Settlement (UNCHS, 2004) demonstrates, global urban change is now characterised by alignments of economic and social with cultural forces. With this powerful cultural force are some emerging themes such as globalization, cross-national

market integration, ethnic migrations and increased mobility, global communications and media, and also the rise of minority ‘rights’.

The ‘Commission for the Future of Multi-Ethnic Britain’ (2000) described the UK as being at the turning point of its history with the current population diversity. The commission described Britain as a community, with multiple communities. (See Worley and Pierson 2005) Table 3.1 shows the ethnicity population pattern of the UK. This helps in illustrating the composition of the various ethnic groups especially those referred to as the BME. Going by Table 3.1, 7.9% of the UK population are BMEs. Over half of those are Asians or Asian British. It has been stated that BMEs are visible Non Whites and being a BME is not a function of nationality. Also identified is the fact that ethnic minorities makes a sizeable proportion of the UK population, therefore their needs (as would be explored in chapter 5) should be considered in housing provision.

Ethnic Group	Thousands	% of Total Minority Ethnic Group
Black-Caribbean	565	12.2
Black - African	485	10.5
Black other (non-mixed)	97	2.1
All Black or Black British	1,148	24.8
Indian	1,053	22.7
Pakistani	747	16.1
Bangladeshi	283	6.1
Other Asian	247	5.3
All Asian or Asian British	2,331	50.3
Chinese	247	5.3
Other Ethnic Groups	230	5.0
All minority ethnic groups	4,635	100
White	54,153	N/A
Total population	58,789	N/A
All minority groups as % of total		7.9 %

Table 3.1 ONS 2001 Population of the United Kingdom: by ethnic group

One of the ideas of the initiatives of the new regeneration initiative is community cohesion and residents’ engagement (see section 2.4.4). As reported in the ODPM report on “Tackling Homelessness Amongst Ethnic Minority Households” in 2005, the ethnic minority population is largely concentrated in a few geographical areas and in the large urban centres.

- Nearly half, (45%) of the total ethnic minority population lives in the London region where they comprise 29% of the total resident population.

- West Midlands (13%),
- The South East (8%),
- The North West (8%), and
- Yorkshire and the Humber (7%).

According to the UK parliament (2010), even based on the 2001 ONS statistics, aside almost 8% of the UK population being non-white, including over one-half the population of Newham and Brent, 26% of Leicester's population are Indian, the highest share of any local authority in the UK. 33% of the Tower Hamlets population are Bangladeshi while 15% of Bradford's population are Pakistani. 12% of Lewisham's population are Black Caribbean and 16% of Southwark's population are Black African

There are also other significant differences in the regional distribution of the different ethnic groups. As BMEs are a substantial in some parts of the UK, issues regarding their involvement will be worth considering in order to further justify the need for them to engage more effectively. This is hence the focus of the next section.

3.3.1 BME in the most deprived neighbourhoods in the UK

After five decades of settlement, Britain's black minority ethnic population is still disproportionately concentrated in the poorest urban (usually inner city) locations and in the most deprived housing (Phillips 2003) and due to this reason, they are likely to be strongly affected by central and local government area-based programmes focused on countering deprivation and exclusion (Harrison and Phillips, 2003). However, after over thirty years of focusing ABIs in these areas, there is still unfortunately only a limited amount of reliable or comprehensive data about their direct or indirect effects on minority groups (Harrison and Phillips, 2003). According to the Office of the Deputy Prime Minister (ODPM) now renamed Communities and Local Government (CLG), there are deprived wards in every region, but the highest concentrations are in four regions:

- The North East (19% of the most deprived wards

- The North West (25.7 %)
- London (18%)
- Yorkshire and Humberside (9.4%).

The proportion of the regional population living in the most deprived wards in these regions is 35.9 % in the North East, 28.4 % in the North West, 18.8 % in London and 21.6 % in Yorkshire and Humberside. 82% of the most deprived wards are concentrated in 88 local authority districts. While this is nothing to compare with the scale and deprivation of the North American ghetto, black minority ethnic clusters in Britain are well defined and show few signs of disintegrating. The clusters vary in size from single blocks of flats on social housing estates (as may be found in many of the London Boroughs) to extensive tracts of owner occupied nineteenth century terraces or back-to-backs in inner areas, typical of northern cities such as Oldham, Bradford or Leeds. The following table however further corroborates the geographical representation of the problem areas and their ethnic age and employment representations.

Comparing Tables 3.1 in section 3.3 and Table 3.2 below, it is true that about 8% of the UK population are BME but in the worst affected areas like Tower Hamlet; over 70% are from the BME community. This shows the need for concern about the welfare of the BME.

	Ethnic minority (%)	Retired (%)	Under-16 (%)
Sandwell	29.9	18.6	22.8
Bradford	45.8	14.8	19.1
Nottingham	27.3	7.6	14.6
Manchester	5.0	15.6	26.4
Middlesbrough	2.6	14.1	25.2
Newham	33.3	14.3	24.2
Tower Hamlets	73.0	13.0	34.0
ENGLAND	5.9	18.2	20.5

Table 3.2: BMEs in disadvantaged communities and employment situations Source: SEU 2001

Table 3.2 shows the diverse range of people who live in some deprived neighbourhoods which were selected as pathfinders for the New Deal for Communities (NDC) programme. In particular, it demonstrates the over-representation of ethnic minorities and young people. Comparing Tables 3.1 and 3.2 it is true that about 8% of the UK population are BME but in the worst affected

areas like Tower Hamlet, over 70% are from the BME community. This shows the need for concern about the welfare of the BME. Even the Cambridge Center for Housing and Planning Research CCHPR in (2008) puts the figure of BME in the UK as having risen to 13% in 2008. In a survey by the labour force in 2000, it was also revealed that the overwhelming majority of BMEs, 97%, live in England, with 2% in Scotland and 1% in Wales. About half of minority ethnic group people are of Indian sub-continent origins (Indian, Pakistani and Bangladeshi). Those referred to in data sources as being of Black origin, (particularly from the Caribbean and Africa), make up nearly a third of the total minority ethnic population. There is also a substantial 'Other' category covering people whose origins connect with a very wide range of countries.

The UK as a very diverse community cultural, ethnically and racially has vested community interests in many government departments such as the Action against Crime and Disorder Unit, Active Community Unit, Community Cohesion Unit, Crime Reduction Programmes and Partnership Unit, Immigration and Nationality Department, Police Leadership and Powers Unit, Policing and Reducing Crime Unit, Race Equality Unit, Regions and Renewal Unit, just to mention a few. But even at that, there are still many more problems, reported and otherwise with the Black and Minority Ethnic (BME) group members. Some of these problems are highlighted in section 3.3.2.

3.3.2 Some Facts about BMEs in the UK

This section presents some of the key findings of past research on the many challenges facing BMEs in the community. It focuses on problems within the household as well as within the community. It presents some interesting findings for example, according to Housing Corporation (2008); BME populations comprise 13% of England's total population and approximately 11% of households in England. BME groups are, on the whole, overrepresented in social sector housing. However, there are significant differences between different BME groups, and some are in fact underrepresented. Two separate reports are reviewed in this

section, the DCLG (2007) 'Housing Progress Report' and the 2008 'Understanding Demographic, Spatial and Economic Impacts on Future Affordable Housing Demand' report of the Housing Corporation. Some of the other identified facts are as shown below:

- *Minority ethnic households are over-represented among homeless households in England, but the number of minority ethnic households accepted as homeless decreased by around 30 per cent between 2003-04 and 2005-06. The latest figures estimate that the number of minority ethnic households accepted as homeless in 2006-07 was 15,110, a reduction of just fewer than 50 per cent since 2003-04.*
- *Despite improvements in rates of overcrowding, between 1996-97 and 2005-06, the rate for all minority ethnic groups was consistently higher than for White households. Overcrowding rates were consistently highest for Bangladeshi households and lowest for White households (27 per cent and 2 per cent respectively in 2005-06).*
- *The spatial distribution of some BME groups partially explains their overrepresentation in social housing. The groups that are most heavily overrepresented in social rented sector tend to live in areas where social housing is most plentiful. This, however, is also true for some of the underrepresented BME groups*
- *A combination of historical factors and cultural aspirations can explain some of the difference in BME groups tenure patterns. However, recent rises in house prices have turned home-ownership into largely unrealisable aspiration for many young BME households.*
- *Although BME populations often live in cities where they have sizeable ethnic communities and access to places of worship and specialist markets/shops, proximity to good schools and relative safety of the area are becoming increasingly important to BME households.*
- *Fear of racism continues to impact upon the locational choices of many non-whites BME groups.*

- *Aspirations and preferences regarding the design of the dwelling are affected more by household size and type than by ethnicity, although certain preferences are stronger amongst some BME groups.*
- *Ethnic community and bilingual/culturally sensitive services are of great importance to recent migrants and foreign-born elderly. Black and Minority Ethnic Housing Associations can serve an important function in addressing these need*
- *Despite improvements in satisfaction with housing, minority ethnic households as a whole have had consistently higher levels of dissatisfaction than White households (13 per cent and 5 per cent respectively were dissatisfied in 2005-06).*
- *Bangladeshi households (24 per cent) and Black African households (21 per cent) were the most dissatisfied in 2005-06 Housing Survey, as they have been in each year since 1996-97.*
- *In 2005-06, Bangladeshi and Black African households also had the lowest levels of owner-occupation, at 36 per cent and 24 per cent respectively. These proportions were very similar in 2004-05.*
- *The proportions of people from different BME communities having a household income of less than half the national average are 34% of Chinese people, 40% of African Caribbean and Indian people and over 80% of Pakistani and Bangladeshi people. These figures compare to 28% for England and Wales as a whole.*
- *BME young people are more likely to be at risk of experiencing most of the problems of deprivation and social exclusion*

The Housing Corporation's first strategy for black-led housing associations was in 1986 according to Sim (2000 in Andersson and Sim 2000), these black-led associations which started with just 18 members grew to 59 by 1991 and by 1996, and it had grown to 17,135 according to Harrison et al (1996) in Andersson and Sim (2000). But even then, inasmuch as the associations were lauded for their contribution to the alleviation of the critical situations of BMEs in the UK, concerns were reported as regards their ability to remain financially viable in the future. The ODPM research in 2005 has shown that BME households are still around twice as

likely to be overcrowded and according to the Association of London Government ALG (2008):

- 1) Direct participation through BME-led regeneration programmes is low
- 2) Out of 900 plus bids over the six rounds of the SRB, there were only 15 successful BME-led bids, representing 1.3% of the total
- 3) The value of BME-led SRB programmes of £21m represented 0.4% of the total SRB programme budget
- 4) SRB bids were concentrated in three regions – London, West Midlands and South East
- 5) Most BME bids were relatively small i.e. less than £1m
- 6) In London 1 in 8 BME households lack one bedroom or more, rising to almost 1 in 6 for BME social tenants compared to 1 in 15 white social tenants.

It is however not all bad news with regards to BME and participation in community development, as reported in the Home Office' Hackney Local Councils' BME code (2008), there are some enviable good practices around London city being a major hub for ethnic minority groups, some of the good practices are as follow:

- 1) The BME emphasis in the South West of England's and Lambeth's Local Compact development work.
- 2) The Department of Health's National Teenage Pregnancy Strategy, identified BME young people as a target group and provided specific guidance on meeting the needs of ethnic minorities to local agencies.
- 3) Finsbury Park Single Regeneration Budget. BME people involved at Board level; race equality key objective across the programme; BME sector encouraged to bid.
- 4) Suffolk Prosper Partnership: a statutory and BME voluntary and community sector Single Regeneration Budget partnership to improve the economic prospects of the county's BME communities.

Having discussed some of the basic BME situations in the country and the intricate challenges of BMEs, it has been seen that for a group of people with such sizeable representation and far dating history of settlement, there is a need for suitable measures to engage with them especially in issues of the regeneration of the areas where they reside. But before that can be achieved, there is a strong need for the

needs of these people to be identified especially in terms of housing. This will be the main focus of the next section which focuses on the housing and community regeneration needs of BMEs.

3.4 BME HOUSING CONCERNS

As one of the ways of achieving objective 1 and 3 of this research, this section studies the current state of the art of BMEs in relation to housing within the community regeneration context. It sets the scene for the exploration of the challenges facing BMEs in regeneration and ultimately helps in developing the holistic participation framework which is the aim of this research. According to Steele and Ahmed (2006), there is a legal requirement on local authorities to identify the housing needs of the communities they serve irrespective of their ethnicity but due to the generic nature of the identification process, oftentimes there is low BME representation in the results which leads to difficulty in establishing these needs.

It is stated by the 2006 'BME Housing Needs and Preferences Survey' of the Huntingdonshire District Council that BMEs have peculiar and important housing needs within the community. In terms of housing, Beresford (2007) reported that compared with white families, significantly more Black and minority ethnic families live in homes that are not suitable and that black and minority ethnic families are more likely than white families to experience multiple problems with their housing. Furthermore, A national survey of over 2500 families by Chamba *et al.* 1999, (reported in Beresford 2007) also found that a third of black and minority ethnic families reported at least three different ways in which their homes were unsuitable; this contrasts with one in five white families experiencing this range of housing difficulties.

This is not however to say that the current situation of BMEs are acceptable, the Office of the Deputy Prime Minister ODPM before its renaming as the Communities and Local Government CLG in 2005 commissioned a research into the nature of housing problems of the UK, benchmarking it with other ethnic

groups, especially the native whites and the mixed people. The object of the survey taken was to see the extent of the problems and so also evaluate any intrinsic quality of the BME that puts them in the position in which they are in the housing sector. The following tables are from the report; the aim of the statistics was to justify the need to encourage participation among BME as there is a seeming discrepancy among the nature of the different BME groups. The statistics on Table 3.3 shows that Bangladeshis have the highest rates of unemployment, with 20% of men and 24% of women being unemployed. This compares to 5% for men and 4% for women in the White population. Pakistanis are the next highest with 16%. Unemployment rates amongst Black Caribbean and Black Africans are also significantly higher than in the White population. The Indian population is the only group amongst the ethnic minority populations in which unemployment rates are similar to the White population.

Ethnic group	Men (aged 16-64) (%)	Women (aged 16-64) (%)
White	5	4
Mixed	14	11
Indians	7	7
Pakistani	16	16
Bangladeshi	20	24
Other Asians	12	9
Black Caribbean	14	9
Black African	15	13
Other	11	9

Table 3.3: Unemployment rates, by ethnic group and gender **Source: Office for National Statistics**

The review of the income status of household shown on Table 3.4 was done by the Directorate for Woks and Pensions (DWP) and it incorporates housing costs into the income of households. It shows that ethnic minority households are also much more likely than White households to live on a low income, especially after housing costs have been deducted. Housing costs make a more considerable dent in the finances of ethnic minority households than of White people, except in the case of Indians. Nearly half of the Black African population and more than two-thirds of Pakistanis and Bangladeshis live on low incomes.

Ethnic group	Before housing costs (%)	After housing costs (%)
White	16	21
Indian	26	30
Pakistani/Bangladeshi	59	68
Black Caribbean	19	31
Black Other	28	49
Other	26	36

Table 3.4: Households on low income, by ethnic group of head of household

Source: Households below Average Income, Family Resources Survey, 2000/01, DWP

Table 3.5 shows that housing tenure patterns vary widely between different ethnic minority groups. The Labour Force Survey (2004) indicates that Indians (74%) are the most likely to own their own homes (either outright or with a mortgage), followed by Whites (73%), Pakistanis (66%), Black Caribbean (47%), Bangladeshis (36%) and Black Africans (27%). Indians, Pakistanis and Whites are the least likely to live in council rented accommodation, while Bangladeshis are the most likely to do so. Also shown by the survey is the fact that nearly a quarter of all Black African households rent in the private sector.

Ethnic Group	Own Outright	Own Mortgage	with Social Rent	Sector	Rent Privately
White	32	41	18		10
Black Caribbean	12	35	44		8
Black African	4	23	50		24
Indian	24	50	10		15
Pakistani	23	43	18		16
Bangladeshi	9	27	52		12
Mixed	9	35	37		18
Other	11	31	28		30

Table 3.5: Housing tenure in England, by ethnic group (2004) (%) (Source: Labour Force Survey, 2004)

These various patterns are mainly due to a combination of financial considerations, cultural norms in relation to home ownership, and the length/patterns of settlement in England. They are likely to impact on housing and homelessness-related needs in the ethnic minority communities. Lifestyle of ethnic communities differ from one group to another (Huntingdonshire 2005), in considering the household size, the survey by the ODPM revealed that while the average white Irish family is just 2.1,

a typical Bangladeshi family is 4.7. Table 3.6 further shows the summary of average house sizes by ethnicity in the UK.

Ethnic group	Average household size
White Irish	2.1
White	2.3
Black Caribbean	2.3
Other Black	2.3
Mixed	2.4
Other	2.6
Black African	2.9
Chinese	2.9
Other Asian	3.1
Indian	3.3
Pakistani	4.2
Bangladeshi	4.7
All Ethnic Groups	2.4

Table 3.6: Household size, by ethnic group of head of household (Source: Labour Force Survey, 2002)

Commenting on the issue of homeless as prevalent among BMEs, Ethos (a government research consultant on social issues especially BME) (2005) and the Housing Corporation (2008) identified the following as the main impediment with BMEs regarding accessing community services or engagement:

- lack of information or knowledge of the ‘system’;
- fear that services may not be sensitive to their specific cultural needs;
- fear of discrimination and racism;
- religious or cultural differences
- fear or inability to communicate/ language
- preference for voluntary, community or other informal support networks
- institutional difficulties such as immigration status
- lack of trust in the system

According to the London Sustainability Exchange LSE (2010) the above problem’s insensitivity to BMEs point of view by the government ‘white-led’ agencies is the core of the problem of BME non participation. Council bureaucracies and too many formality and jargons in forms repel BMEs. They want culturally relevant discussions and real life issues as part of the agenda.

The above highlighted barriers are further explored by interviews in chapter 5 and questionnaire surveys in chapter 6 of this research to see whether the theoretical problems are all applicable in reality. The DCLG (2008) concluded that “public services especially housing needs provision should seek to involve and consult minority ethnic people at every stage in service planning and delivery to ensure that services truly meet the diverse needs of the communities they serve. With this myriad problems and deprivations facing the BMEs in the country, the propensity to be poor, lack of employment, inadequate housing and or rough sleeping, lack of social capital, lower than average household income and seeming cut off of the mainline of economic activities, comes a proposal that the problem facing the BME is ‘Social Exclusion’, for this reason, this problem of social exclusion is reviewed in more details in the following section.

3.4.1 BMEs and the Experience of Crime

Crime in the British context from the British Crime Survey in 2004 was in 2 categories. There was crime in itself (e.g. mugging, burglary, car crime etc) and fear of crime. BMEs have a higher tendency to be a victim of crime. In the report which was based on reported crime, it was revealed that:

- People from Black and Minority Ethnic (BME) backgrounds were at greater risk of experiencing crime overall than the white majority for the 2002/03 BCS, but the difference disappeared after allowing for the younger age profile of the black and minority ethnic group. There had been no change for the 2001/02 BCS.
- People from the black and minority ethnic groups were at greater risk of personal crime than white people but not of household crime.
- Those from black and minority ethnic backgrounds were more at risk from mugging than white people.
- Asian and mixed race people experienced higher levels of victimisation than white people, but for Asian people the difference was no longer apparent after allowing for age. For mixed race people the difference remained even after age, and also area lived in, had been allowed for.

- People of mixed race were at greater risk of crime than all the other groups. Risk had increased significantly between 2001/02 and 2002/03 for this group.
- The risk of racially motivated victimisation was higher for people from black and minority ethnic backgrounds than for white people in general.
- Those with a mixed race background and black people were less likely to report an incident to the police than people from the white, Asian and 'Chinese or other' ethnic groups.
- People from black and minority ethnic backgrounds were more likely to have high levels of worry about burglary, car crime and violence than white people – this was generally the case even when the type of area lived in and their experience of crime was allowed for. People of mixed race faced a higher risk of violence than Asian people but Asian people were more likely to be worried about being the victim of violence.

Many people are victims of crime every year irrespective of where they are originally from, but government figure reveals that non whites tend to be victims of crime more than whites.

Figure 3.1 shows that overall, mixed race people were more susceptible to being victims of crime in the Britain, while Asians are next in line to that number, although the British Crime Survey (BCS) breaks experiences down by ethnicity, the overall research categorises, Chinese, Asians, blacks all as minorities and hence they all belong to the BME group.

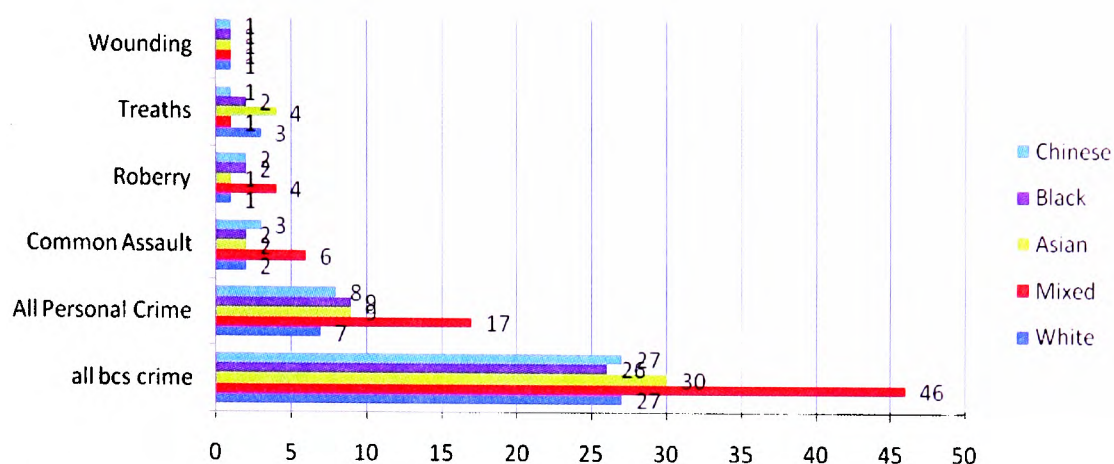


Figure 3.2: Risk of all British Crime Survey (BCS) and personal offences

The crime might be in any form, even at that; there is a prevalence of non whites to be more victimised by crime in the country. Table 3.7 shows the percentage of crime experience by ethnicity by categorising the act into different types. The table shows that still whites are less likely than any other ethnic groups to experience crime overall, although they tend to experience more domestic violence than Asian or British Asian and black or black British.

	All BCS Violence %	Domestic %	Acquaintance %	Stranger %	Mugging %	Respondents %
White	3.9	0.6	1.4	1.5	0.7	34,525
Mixed	10.6	0.9	2.6	3.3	4.4	363
Asian or Asian British	4.5	0.3	1.3	1.9	1.2	2,190
Black or Black British	5.0	0.4	1.3	1.5	2.2	1,536
Chinese	5.1	1.0	1.1	2.0	1.9	649

Table 3.7: Risk of violence by ethnic group

Source: (2002/03 BCS)

Table3.8 analyses the results even further, it shows that it should be understood that not all crimes are reported and so even though the above figures might not be accurate, it is clear that whites tend to report incidences of crime more all other ethnicities in the country.

Ethnicity	Incident Reported	Respondents
	%	
White	40	11,717
16-34	36	4,229
35+	43	7,487
BME	39	1,944
16-34	36	943
35+	42	1,001
Mixed	31	223
16-34	29	111
35+		
Asian or Asian British	42	954
16-34	35	500
35+		
Black or Black British	37	549
16-34	39	223
35+	36	326
Chinese or other	41	218
16-34	39	109
35+	42	109

Table 3.8 % of incidents reported to the police by ethnic group and age Source: (2002/03 BCS)

It is worth noting that the above section on BMEs and crime used 2001 statistics of the BCS because the report captioned the ethnicity perspective of crime while the 2007 report did not, specifically break down the crime report into ethnic experiences.

It can be concluded from this section that there is a growing body of evidence that shows that social inequalities exists among the various ethnicities in the country. However, according to the North West Regional Assembly (2006), these inequalities are not static. It is also seen that a BME can be described as a Non White or Irish. This class of people are around 8-12% of the UK; however they are more in some areas than the others. While there are less than 3% in Middleborough, they amount to almost three quarter of Tower Hamlets. A seeming similarity between the places where BMEs are represented substantially is that the housing markets in those areas are poorer than other parts of the country. The problems of these places are not monetary poverty, their problems includes social exclusion, poor housing conditions, unemployment, lack of social and health services, crime and fear of crime, to mention a few. Many government efforts are in place now to regenerate these areas. The problems are also felt by virtually all aspects of the BME groups' even students in Higher Institutions.

Moving from the aforementioned, this research explores further the intricate attributes of community regeneration and the social issues preventing participation and integration into the community by any sect of residents. In particular, the problem of social exclusion as a major factor preventing BME participation is reviewed. This is the focus of the next section.

3.5 SOCIAL EXCLUSION AND POVERTY

At its broadest level, social exclusion has been defined as "the process through which individuals or groups are wholly or partially excluded from the society in which they live". Social exclusion is not coterminous with poverty (Bremner 2004, Tunstall 2000) (e.g. it is possible to be excluded without being poor), but social exclusion seeks to provide a broader view of deprivation and disadvantage than poverty. According to the Chronic Poverty Research Center, (CPRC 2008), *"in economic terms, exclusion from labour markets, credit and other forms of 'capital asset' are the key processes. Socially, exclusion may take the form of discrimination along a number of dimensions – gender, ethnicity, age – which effectively reduces the opportunity for such groups to gain access to social services and limits their participation in the labour market"*

There are many found definitions of social exclusion. The UK government according to Batty (2002) has defined social exclusion as *"what can happen when people or areas suffer from a combination of linked problems such as unemployment, poor skills, low incomes, poor housing, high crime, bad health and family breakdown"*. Other definitions of social exclusion include: *'inability to participate effectively in economic, social, political and cultural life, alienation and distance from the mainstream society'* (Duffy 1995)

Levitas et al (2007) define it as "a complex and multi-dimensional process. It involves the lack, or denial of resources, rights, goods and services, and the inability to participate in the normal relationships and activities, available to the majority of people in a society, whether in economic, social, cultural or political arenas. It affects both the quality of life of individuals and the equity and cohesion of society as a whole. It is believed that the concept of social exclusion has proved

a useful tool for analysing community imbalances because of its 'integrated perspective' than includes notions of 'marginality', 'poverty' and 'invisibility'.

According to the Center for Economic and Social Inclusion, CESI (2007), 'Social Exclusion' involves the lack, or denial of resources, rights, goods and services, and the inability to participate in the normal relationships and activities, available to the majority of people in a society, whether in economic, social, cultural or political arenas. According to Burchardt et al (2002), an individual is socially excluded if (a) he or she is geographically resident in a society but (b) for reasons beyond his or her control, he or she cannot participate in the normal activities of citizens in that society, and (c) he or she would like to so participate. Some of the signs of social exclusion according to Morris (2001) are

- Not being listened to
- Having no friends
- Finding it difficult to do the kinds of things that non-disabled young people their age do, such as shopping, going to the cinema, clubbing, etc
- Being made to feel they have no contribution to make, that they are a burden
- Feeling unsafe, being harassed and bullied
- Not having control over spending money, not having enough money

Many of these signs are exhibited by BMEs and so contribute to the reasons why they don't participate as much as they should in the society. According to Lees et al (2003), people from minority ethnic groups are amongst the most socially excluded and suffer inequalities of health and consequently poor quality of life. Social Exclusion Unit (2003) said 'BMEs are more likely than others to live in deprived areas; be poor; be unemployed, compared with White people with similar qualifications. They also live in overcrowded and unpopular housing. All these attributes contributes to the inability of BMEs to participate in community activities.

It can therefore at this stage be said that for the purpose of this research, the term social exclusion will be used to represent the intrinsic lack of public participation that various BME groups face on a daily basis in their communities. The

description by Burchardt will be adopted as it more closely relates to the current issues encountered by BME groups on a regular basis in the UK

3.5.1. Social Exclusion and Regeneration

According to the Action for Social Integration (2007), “we live in a society where the arbitrary barriers of race, faith, gender, class, disability, age, and sexual orientation can affect the opportunities, income, civil rights, and health of an individual”. The government set up the SEU (Social Exclusion Unit) in 1997, one of its main priorities concerned regeneration, and to seek to narrow the gap between the ‘worst estates’ and the rest of the country and also to prevent exclusion from transmitting from one generation to another. Generally speaking, ‘regeneration policies’ are directed at what is commonly referred to as ‘poverty neighbourhoods’ (Sommerville 2006); but however, the problem of the worst communities is more than poverty (Kearnes 2004) in contrast to poverty, social exclusion is dynamic, which means that people move in and out of exclusion, not necessarily in accordance to the incidence of poverty. According to Silver and Miller (2003) “poverty is a distributional outcome, whereas exclusion is a relational process of declining participation, solidarity, and access”. With a surplus and intermingling nature of the definitions of Social Exclusion, Table 3.10 classed the definitions of Social Exclusion into 3, ‘Processes, People and Environment’ as follows:

Definition Class	Definition Title	Explanation
Processes	Conditions and Processes	Exclusion is the state of being excluded and the process of becoming excluded
	Multi-Dimensional	There are different sources and different processes working dynamically to cause social exclusion
	Connectivity	The processes and results of exclusion are joined-up and compound each other in a vicious cycle
People	Social Relationships	The breakdown of social ties between people and a community that does not work, inhibits participation in society
	The Excluded	Exclusion can be conceived of in terms of individuals, groups or society as a whole, however, it affects everyone
Environment	Economics/ the	Exclusion is primarily from the labour market and

	Labour Market	stems from economic restructuring and a lack of risk-taking
	Social Systems	Exclusion occurs with the breakdown of social systems: social, economic, institutional, territorial and symbolic
	Resources and Prospects	Social exclusion is seen as either a lack of resources or a lack of prospects, and is, therefore, involuntary

Table 3.10 Stratification of Social Exclusion (Source: Farrington 2002)

As shown from the plethora of definitions and on Table 3.10, exclusion is a concept that defies clear definition and measurement and according to Micklewright (2002), as a result of that, it is hard to use the term as a policy target in the conventional sense.

Nevertheless, for the purpose of this research, the ‘People’ oriented definition of exclusion has been adopted i.e. the breakdown of social ties between people and a community, which further inhibits their participation in the society. Socially excluded people or places can become trapped in a cycle of related problems such as unemployment, poor skills, low incomes, poverty, poor housing, high crime, bad health and family breakdown. (Communities and Local Government CLG 2008), therefore according to Barry in Hills 2002, it can be concluded that social exclusion is unjust.

Kearnes (2004) noted that exclusion in regeneration context is more about groups rather than individuals. Social exclusion is relational in a number of ways. It highlights the importance of an area’s relations with other areas and with organisations and institutions. Inasmuch as social exclusion has been identified as a relational is multi facetted problem, it can be simplified by identifying its many indicators. Silver and Miller (2003) identified the following as the indicators of exclusion:

- Financial difficulties in the household
- Non-affordability of some basic needs
- Non-affordability of consumer durables
- Disadvantageous housing conditions
- Poor health: life expectancy; self-perceived health status
- Infrequent contacts with friends and relatives
- Dissatisfaction with work or main activity

In agreement with Kearnes (2004) that social exclusion is more than poverty; a school of thought (Saunders et al, 2007) is of the opinion and conclusion that “an important factor that distinguishes social exclusion from material deprivation is that the defining characteristic of deprivation (lack of affordability) is not a factor when it comes to identifying exclusion. What matters for exclusion is what people actually do or do not do, rather than what they can or cannot afford”. They however agreed that there are areas where exclusion is most pronounced relate to economic conditions, including joblessness and lack of emergency savings, but large proportions of vulnerable groups also face exclusion from a number of social activities, including having no regular social contact with other people, not participating in community activities and being unable to pay one’s way when out with friends. The latter forms of exclusion have obvious spill-over effects on other people, as well as on social cohesiveness more generally.

This section explored the concept of social exclusion, its many definitions, indicators, and its nature as it differs from poverty. It revealed that it affects people in a variety of forms, either as an individual or as a member of a social, religious or neighbourhood class. It means different things to different people but the unifying factor is that there is a ‘denial’ which prevents the people from achieving their full potential. This section also showed the opposing proposition of Saunders et al as social exclusion being a factor of what people ‘can do or would do’, rather than ‘what they can afford or not’. It concluded that this research will adopt the ‘people’ orientation definition of exclusion for further exploration.

Looking into the works of Kleinmans in Kearnes 2004 and Silver (2006) it concludes that “if someone is excluded, there is someone else – an individual, a group of people, an institution or a market – who does the excluding. To break this cycle of negativity and feeling of non-inclusion, the government came up with an initiative referred to as social inclusion which broadly speaking is an attempt to move away from the vices of exclusion. In this light social inclusion can be said to be a considerable solution to the problem of non participation (at least in the interim). The next section investigates the intrinsic nature of this term (Social Inclusion) and how it helps to facilitate participation from all parts of the community, to further justify it as a solution for BME participation problems.

3.5.2 Social Inclusion

Broadly speaking, social inclusion is understood as a process away from exclusion, it is a process for dealing with social exclusion and integrating individuals into society. The social inclusion agenda in the UK according to Tallon (2010) is about improving social conditions in deprived neighbourhoods. Social Inclusion is a positive phrase covering a range of policies aimed at promoting equality of opportunity, maintaining Social Cohesion, building Social Capital and minimising social exclusion (DTA 2008). This is what is needed by the BMEs as it gives a sense of belonging to them. Social inclusion is the process by which efforts are made to ensure that everyone, regardless of their experiences and circumstances, can achieve their potential in life (Luton Borough Council 2006). To achieve inclusion income and employment are necessary but not sufficient. An inclusive society is also characterised by a striving for reduced inequality, a balance between individuals' rights and duties and increased social cohesion'. (Inclusion, 2002) Social inclusion is not simply an economic term, but rather it affects all areas of a person's life and the wider society (Harborough 2008).

Neighbourhood Renewal was a term used by the Department for Communities and Local Government (DCLG) to achieve social inclusion. According to the 2007 "Connecting Communities in Neighbourhoods" report of the DCLG, it was agreed that people living in the poorest neighbourhoods have been more likely to suffer from ill health, crime, unemployment and poor educational outcomes than those living in more wealthy areas and that to combat the vicious cycle, an overhaul like of approach should be engaged. This approach was termed Neighbourhood Renewal and was defined as been "about reversing this spiral of decline (DCLG 2007). It is about working from the grassroots to deliver economic prosperity and jobs, safer communities, good education, decent housing, improved physical environment and better health, as well as fostering a sense of community among residents".

It is hence be taken from the definitions above that fostering a 'sense of community' among residents as well as 'decent housing' is vital to neighbourhood renewal and social inclusion. However, in 2001, the Government published the 'National Strategy for Neighbourhood Renewal', which set out a clear vision that

within 10 to 20 years nobody should be seriously disadvantaged by where they live. In some neighbourhood renewal areas, refugees, asylum seekers and migrant workers make up a significant proportion of the population and it is essential that local service providers cater to their needs and ensure that the local population understands their circumstances in order to build cohesive communities (SEU 2001).

There had been many approaches in the past attempting to regenerate the poor neighbourhoods in the UK as proposed by Lupton and Power 2002. According to the “Building Cohesive Communities” report of the Home Office following the unrest in the cities of Bradford, Oldham and Burnley in 2002 it was reported that clearly the main flaws of previous community regeneration programmes as “relying too much on one-off regeneration expenditure which made it difficult for local authorities and other local agencies to develop and deliver a long term, comprehensive approach to addressing poverty and poor standards in their area”. It goes ahead to say “previous approaches often overlooked the importance of involving the public, private and voluntary sectors and residents in the regeneration of their areas. Also, regeneration funding did not in many cases meet the needs of ethnic minority populations and ethnic minority people were extremely under-represented amongst those running regeneration projects (see Pemberton et al 2006). In situations like, the voluntary sector especially those representing BMEs directly may be well placed to be of help (Lees et al 2003); although the voluntary/community groups are not without their own challenges.

Two ideas were set up to achieve the strategy; they were the Local Strategic Partnerships (LSPs) and the Neighbourhood Management (NM). The LSP is a single body that brings together at local level the different parts of the public sector as well as private, voluntary and community sectors so that different initiatives and services support rather than contradict each other. The Neighbourhood Management idea is very similar to the LSP. As Power (2004) defines it, NM is as the local organisation, delivery and co-ordination of core civic and community services within a small, recognisable, built-up area of under 5000 homes, although the SEU report does not put a figure on the size of the neighbourhood, it agrees

with Powers definition and complemented it by adding that in NM, there is someone visibly taking responsibility at the sharp end.

From the above it is obvious that social inclusion is an effort that is worth making in order to give the community a sense of belonging (Burton 2003), social inclusion touches on numerous aspects like decent housing, healthcare, conducive environment and employment, it can be enhanced by working jointly with local groups in the community and if the aims of social inclusion are achieved, it will enhance the chances of achieving a cohesive community. Even at that, it is still necessary to note like Ealing Council (2008) that “while developing strategies to ensure equality across the entire housing sector is integral to the concept of sustainable and cohesive communities, we must also avoid treating BME communities as homogenous and recognise the diversity of needs within them.

Having established that social exclusion is more of social deprivation and not always about material lack, and after noting some practices as good practices, it was concluded that social inclusion is still a good approach as it stresses on involving the people, however, as it can be said that while a ‘common vision’ is the goal of community regeneration, the diversity of the people must also be taken on board, when the balance is struck; there will be a cohesive community. The following section delves more into the concept of community as it achieves the objective of giving the people a sense of community.

3.6 COMMUNITY COHESION

The Home Office (2005) in the “community cohesion: seven steps” report stated that “community cohesion describes the ability of communities to function and grow in harmony together rather than in conflict. It has strong links to concepts of equality and diversity given that community cohesion can only grow when society as a whole recognises that individuals have the right to equality (of treatment, access to services etc) and respects and appreciates the diverse nature of our communities”.

This same report (which is widely cited by many local government community cohesion reports) identifies a cohesive community as one where:

- there is a common vision and a sense of belonging for all communities;
- the diversity of people's backgrounds and circumstances is appreciated and positively valued;
- those from different backgrounds have similar life opportunities; and
- strong and positive relationships are being developed between people from different backgrounds and circumstances in the workplace, in schools and in neighbourhood (see Speeden 2006)

When the residents of a community feel like they count, not just in numbers, it breeds social capital (Burton 2004). Portney and Berry (2001) described social capital as being associated with 'people's sense of belonging to a neighbourhood, caring about the people who live there, and believing that people who live there care about them' positive attitudes toward and beliefs about one's neighbours contribute to cohesion within the local community, and thus to residents' willingness to participate in local affairs and to cooperate in everyday matter (Putnam 2000). The 'Community Cohesion: An Action Guide' of 2004 upon which many other recommendations were based identified seven steps to developing community cohesion, these are: leadership and commitment, developing a vision and values for community cohesion, programme planning and management, engaging communities, challenging and changing perceptions, community cohesion and specialist areas and finally ensuring sustainability of programmes

Housing and regeneration have the potential to promote community cohesion (JRF 2002). The New Deal for Communities (NDC) which is a key programme in the Government's strategy to tackle multiple deprivations in the most deprived neighbourhoods in the country identifies and recognises housing as one of the initiatives that can contribute to community cohesion. As said earlier, the New Deal for Communities Program attempts to bring disadvantaged communities to a level of being self-regenerating on a par with the national average; trying to reverse what was seen as "top-down regeneration approach." The area base/focus approach of the NDC requires ceding power to a local authority or neighbourhood-based management group to make decisions on timetables and mix of resources. This approach according to Hunsley (2003) goes against the grain of traditional public

administration where the emphasis is on expenditure control, exercised by vertically-organized departments, and initiatives are required to conform rigidly to practices and time frames defined in financial administration legislation. This approach envisages community involvement as an essential factor for long term success and for community cohesion, and makes some provisions to ease restrictive or unproductive regulation hindering the progress of partnerships. Community involvement and control is also seen as a form of participatory democracy, and necessary to maintain collective faith in the institutions of government (Hunsley 2003).

This section has explored the concept of community cohesion and how it helps build social capital among the members of the community. The key identifiers of community cohesion and its importance in building sense of belonging among the members of the community have been realised. In this light, further exploration will be made into what makes a community cohesive. Also importantly, the research looks into what the signs of diminishing cohesion or lack of cohesion are. This is the focus of chapter 5 and the process through which this is achieved is discussed in details in chapter 4.

3.7 SUMMARY AND KEY FINDINGS

BMEs though a minority in the country as a whole are a majority in some of the places they reside and still their housing needs are yet to be fully understood. Literature has revealed that if BMEs are better understood, it will prevent repeated attempts and researches into this problem of non participation as the constructive involvement of BME communities in regeneration helps to build local organisational skills, making it easier to develop strong successor organisations. Also past research efforts have concentrated on the problems facing BMEs without adequately stating how these problems can be reduced or eliminated. Although DCLG has done extensive research on what works in community cohesion, this cannot be implemented directly in community participation initiatives. The challenge of how then BMEs can be better understood so that their performance in

community regeneration can be better enhanced was as a result of this one of the foci of the interview process of this research as discussed in chapter 5. Some other findings from this chapter are listed as follows:

Chapter findings: BMEs in Regeneration

- The term BME and its boundaries is not set and so it is difficult to define who a BME is, however BMEs can be broadly categorised as 'visible non-whites' and they are usually immigrants
- BMEs population in England has grown from 8% in 2001 to 12% in 2007 and 97% of BMEs in UK are in England, mostly in the most deprived neighbourhoods usually inner cities
- There have been many studies on BMEs in England and most of them have negative implications and results as shown in section 3.3.2.
- BMEs are socially excluded; hence social inclusion, community engagement and participation can aid the reverse of this and it can be achieved by joint working with voluntary and community groups.
- Lack of knowledge of the "system"; fear that services may not be sensitive to their specific cultural needs; fear of discrimination; fear or inability to communicate; and a preference for voluntary, community or other informal support networks have all been identified as some of the problems facing BMEs in accessing local services
- The need for BME participation has been resolved to be an positive driver towards the achievement of community cohesion in the communities where BMEs reside
- A cohesive community is needed for improved engagement of BMEs because it improves sense of belonging.
- Joint working of government agencies and local community groups can greatly enhance the development of a socially inclusive and cohesive community.

In summarising the key aspects of regeneration as discussed in chapter 2 and the BME related issues as discussed in this chapter, Figures 3.3, 3.4 and 3.5 show a pictorial representation of the main focus of this research so far. Figure 3.3 shows

the key factors and aspects of regeneration. It highlights partnerships as a distinct aspect of regeneration. It also shows the social aspect of regeneration and how social cohesion, inclusion and exclusion are important factors that require adequate consideration. The factors attributable to the cultural aspect of regeneration according to the chart are issues like 'race equality', immigration, diversity and the usually transient international students. It will be recalled from Table 2.1 that Tallon (2010) identified 4 approaches to regeneration; here Figure 3.3 takes a cue from this and elaborates on other aspects of regeneration. It separates social and cultural approaches and elucidates on them separately and also expatiates the governance approach of Tallon by referring to it as partnership regeneration as shown in the diagram below.

Figure 3.4 focus on the various aspects of the 'community' and how BMEs are a very important part of it. It depicts a community as being a function of both 'place' and 'people'. The place aspect of the community as discussed in chapter 2 can be a street, a church, mosque or temple, school etc where the people aspect involve such relationships as membership of community groups, faith groups , ethnic groups etc

Figure 3.3: Key Factors in Regeneration

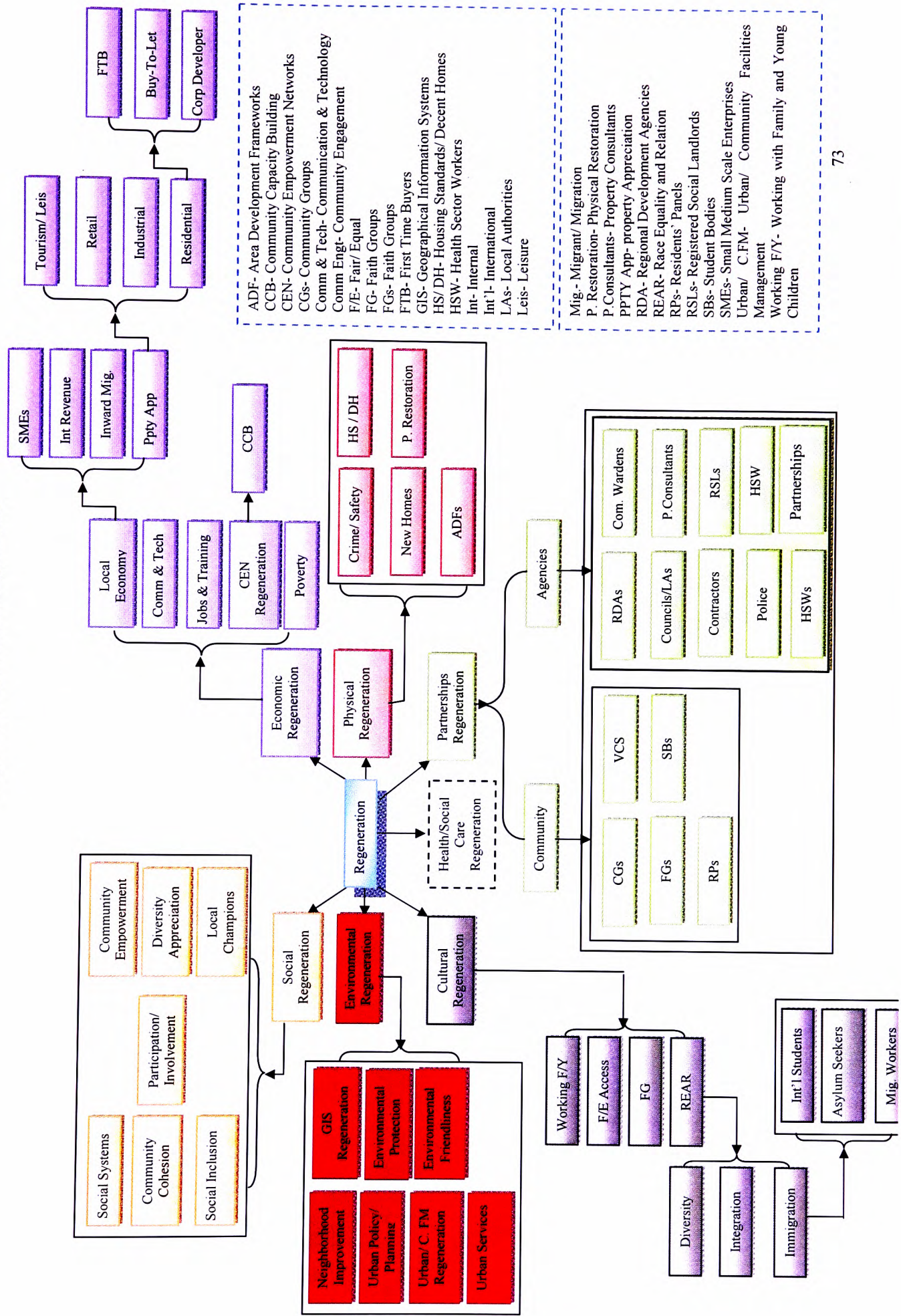


Figure 3.4: Key Aspects of a Community

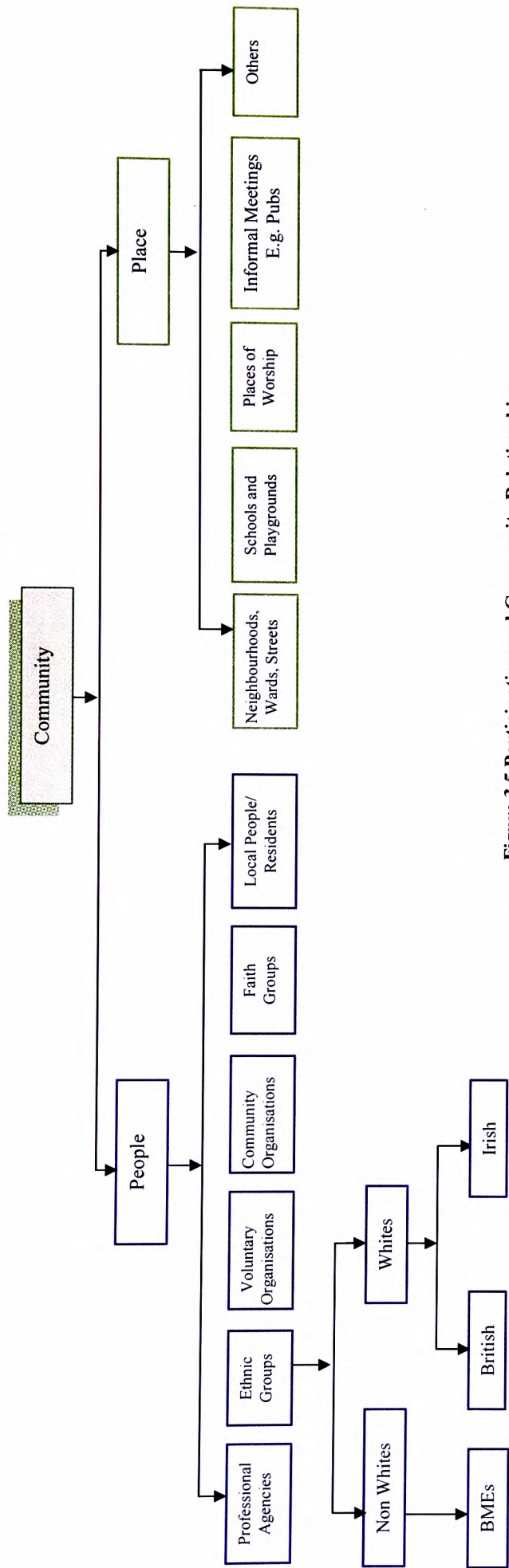
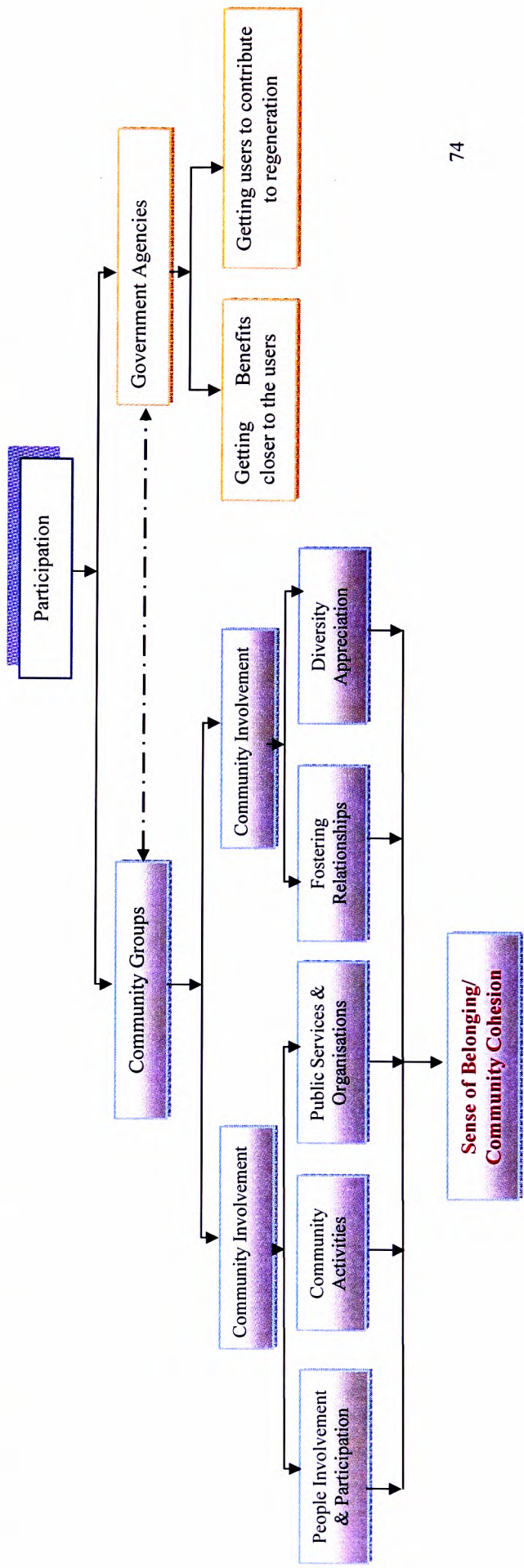


Figure 3.5 Participation and Community Relationships



The focus of Figure 3.4 is ‘participation’ and how that leads to a feeling of ‘sense of belonging’ and cohesion. It shows that when there is gainful participation between the government agencies and the community groups, it facilitates the process of getting benefits closer to the users and getting user opinions on government regeneration plans. This type of involvement in turn encourages the appreciation of the diversity of BMEs among other things and hence ultimately leads to community cohesion and integration. It is important to note that with regeneration, the government strives to meet the needs of the people and these needs are often diverse and varied. Based on the above, chapters 5 and 6 of this research focuses on BMEs in regeneration and their housing needs, it also focuses on community cohesion and integration as a factor of regeneration. Finally, it further investigates the factors preventing BMEs from participation.

CHAPTER 4: RESEARCH DESIGN AND METHODOLOGY

This chapter describes the research processes attached to this work. It includes the literature review, selection of interviewees, process of questionnaire design and selection of target respondents. It also discusses the methods and tools of analysis.

4.1 INTRODUCTION

According to Kumar (2005), research is one of the ways of finding answers to questions, in other words, research is a process and not a product. Kumar further noted that for a research process to be valid, it has to be undertaken within a framework of a set of philosophies, use procedures and methodologies that have been tested and finally, it has to be designed to be unbiased and objective. Research methodology describes the 'how' component of a research: how objectives are achieved and how answers are provided to research questions (Pathirage, 2007).

In trying to achieve the aim and objectives of this research as expressed in section 1.2 with particular focus on one of the research problems "**Why are BMEs less involved in community regeneration and what can be done about it?**", the selection of appropriate methodological steps is considered very essential. According to Singh (2007), methodology goes beyond the application of specific data collection issues; it involves the study and understanding of the epistemological and ontological issues implicit in the specific methods. Going by this assertion, common philosophical approaches to research are explored and the most suitable one is adopted and justified.

Adopting the ideas of Crotty (2004), Creswell (2003) and Easterby-Smith et al (2004), this section addresses four questions that inform the way in which the research questions are answered, these questions are:

1. What epistemology i.e. theory of knowledge is embedded in the theoretical perspective? "epistemology" and "theory of knowledge" are used interchangeably. Epistemology, then, is the branch of philosophy that

deals with questions concerning the nature, scope, and sources of knowledge, usually subjectivity or objectivity.

2. What theoretical perspective- i.e. philosophical stance lies behind the methodology in question e.g. positivism/post-positivism, interpretive, critical enquiry.
3. What methodology- strategy or plan of action that links methods of outcome –governs the choice and use of methods e.g. experimental research, survey research, ethnography, action research etc
4. What methods –techniques and procedure planned to use, e.g. questionnaires, interviews, focus groups, case studies, etc.

The plan of this chapter is such that it starts by identifying the various ‘research philosophies’ and claims to knowledge, research approaches, methodologies and ‘methods of data collection’ and the final part of it justifies the researcher’s choice of research philosophy and methods.

4.2 RESEARCH PHILOSOPHIES AND CLAIMS TO KNOWLEDGE

There are 5 major perspectives to knowledge according to Creswell (2003). They are: what is knowledge – **ontology**, how do we know it – **epistemology**, what values goes into it- **axiology** (i.e. value free or value laden), how we report it- **rhetoric** and finally, the process for studying it- **methodology**. To further simplify this conundrum, Creswell (2003) describes ontology as ‘reality’ or nature or reality i.e. realism or idealism (Easterby-Smith 2004), epistemology as the relationship between that reality and the researcher, and methodology as the technique used by the researcher to investigate that reality. They simply called ontology, epistemology and methodology the “elements of knowledge”. The claims to knowledge are very diverse and many authors had identified diverse standpoints.

According to Williamson (2006) there are 2 basic research philosophical traditions which are the **positivist** and the **interpretative**. These are also called ‘theoretical perspectives’ (Creswell 2003), ‘research philosophies’ (Easterby-

Smith et. al., 2004) and 'perceptions of reality' (Sarantakos 2005). The basic difference between these various standpoints is their assumption about the nature of reality. Positivists consider that, as in the field of science, knowledge can only be based on what can be measure and experienced while the interpretative philosopher on the other hand takes a different view of reality. Oka and Shaw (2000) postulates that for the interpretivist researcher, 'realities' cannot be studied in bits and pieces. It can only be studied holistically and in context, this poses a challenge for the interpretative researcher therefore, it was concluded by Collis and Hussey, (2003) and Easterby-Smith et al (2004) that interpretivist researches are value laden. Interpretivism encompasses many paradigms (Williamson, 2005), such as constructivist paradigm, ethnography, pragmatism etc. The central tenet of Interpretivism is that people are constantly involved in the interpretation of their ever-changing world. According Pickard and Dixon (2004), in general, the Interpretivists paradigm is more likely to take place in a natural setting where topic for study focuses on everyday activity (McNeill and Chapman 2005). Also according to Koro-Ljungberg (2009), Interpretivists tend to use other kinds of research methods in their work such as action researches, case studies, ethnographic studies, phenomenographic studies, and ethnomethodological studies.

The critical literature review of this research revealed that, the factors preventing BMEs from participating in the community are largely social and political. Also there are some personal factors which relates to the individual's background. Since issues like 'participation' and 'sense of community' are subjective issues and BMEs are important stakeholders in the community whose voices should be heard, the interpretivist orientation becomes undoubtedly the best approach for this work, more so as this was further buttressed by Strauss and Corbin (1990), who concluded that interpretivist paradigm is useful in understanding what lies behind a phenomenon. This study takes the ontological assumption that reality is not pre determined, but socially constructed and the epistemological assumption that knowledge is gathered by examining the views of the people; in this case, BMEs.

4.3 RESEARCH APPROACH

There are many research approaches available to the social researcher, e.g. action research, case study, ethnography etc, and there is no single approach that can solve all research problems (Denscombe 2007). Many research authors classify their approach to research into either qualitative or quantitative (Bryman 2001). Qualitative research focuses mostly on words, meanings and explanation rather than statistical implications as in the case of quantitative analysis.

Qualitative research is an inquiry process of understanding based on distinct methodological traditions of inquiry that explore a social or human problem. The researcher builds a complex, holistic picture, analyzes words, report detailed views of informants, and conducts the study in a natural setting” (Creswell 2003). According to Mason (2002), qualitative research is interpretivist in the sense that the researcher is interested in how the social world is interpreted understood and experienced; the researcher is flexible and sensitive to the social context within which the data was collected; and qualitative research is about producing holistic understandings of rich, contextual and detailed data.

This research being a social research aims to use a combination of some of the approaches in order to arrive at a more robust conclusion. The approach of this research is that 4 pilot interviews are conducted at East Central Rochdale; this is followed by main interviews with 7 regeneration officials over three case organisations. 4 interviews are also conducted with members of the voluntary/ community sector. This amounts to 11 main interviews. The reason for the choice of 11 interviews is because the researcher believes that with 11 qualified officers to interview, all the attributes and complexities of the phenomenon will be adequately addressed. Also as buttressed by Onwuegbuzie and Leech (2005), for a phenomenological study as this, 6-10 interviews is adequate as it can easily achieve data saturation if properly managed. Also to eliminate the bias of interviews, 250 questionnaires are administered to members of the wider BME population so that their voices can be heard on the issue being researched.

4.4 RESEARCH METHODOLOGY

Methodology has been defined by many authors to mean a combination of the different methods used by a researcher to resolve a research problem (See Creswell 2003, Easterby-Smith 2004, Kumar 2005 and Trochim 2006). Travers (2002) however added that the methodology of a research should include the researcher's theoretical position and how employed methods have resolved the research question. According to Crotty (2004), there are many methodologies that can be employed by a researcher depending on the kind of research; they include: survey research, ethnography, experimental research, grounded theory, action research etc. Sarantakos (2005) was of a different opinion stating that the nature of methodology relates to theoretical principles which can be narrowed down to just qualitative and quantitative methodologies. Within this classification, Sarantakos (2005) further identified types or purposes of research. According to him, research could be a descriptive, classification, comparative, exploratory, explanatory, causal, theory-testing, theory building, action or participatory action research. All with their respective strengths and weaknesses, this research has resolved to proceed in an explanatory direction, because explanatory researches go beyond the limits of descriptive research in that it analysis and answers the 'why' or 'how' something is happening questions; e.g. BME non-participation problems.

Going by Crotty (2004)'s classification, there are other research types that could have been adopted, for example, the action research type and case study. An action research according to Sarantakos (2005) is the application of fact finding to practical problems, it has to be collaborative (Smith 2007). This involves collaborative dialogues, participatory decision making, inclusive democratic participation and the maximal participation and representation of all relevant parties (Vidich and Lyman 2003). This was thought not to be feasible because of the structure of the regeneration industry at the moment. As it emerged from literature, there are some political factors that determine how participation and engagement is done by many regeneration companies and local councils; this was

believed was going to prevent optimal participation of the officials involved in regeneration. The issue of funding was also a condition as the local council will have to demonstrate a certain level of participation to the central funding agencies before funds are granted; with all this considerations, it was opined that if action research which involves fact finding and working closely with public bodies handling sensitive posts was to be adopted, there will be a certain conflict of interest. Another criticism of action research was that since the researcher has to changes or interferes with what is being researched, the Replicability of the research will be impossible.

On the other hand, case study methodology was considered. Yin (2009) defines the case study research method as “an empirical inquiry that investigates a contemporary phenomenon within its real-life context; when the boundaries between phenomenon and context are not clearly evident; and in which multiple sources of evidence are used”. Yin further stated that case study design should be considered when: (a) the focus of the study is to answer “how” and “why” questions; (b) you cannot manipulate the behaviour of those involved in the study; (c) you want to cover contextual conditions because you believe they are relevant to the phenomenon under study; or (d) the boundaries are not clear between the phenomenon and context. This research strongly considered the case study methodology or technique of research considering its many strengths, but because one of the objectives of this research is to answer the question “what can be done to make BMEs participate better in community regeneration”, case study has been ruled out as this kind of question is best resolved by a survey as stipulated by Yin (2003).

The methodological approach concluded upon is hence a mixture of both quantitative and qualitative approaches. The qualitative part of it is the pilot interviews and semi structured interviews conducted in the case organisations, while the quantitative part of it is the survey research. Due to the nature of the problem, the interviewees are questioned on their experience with BMEs within the boundaries of their role; and not necessarily on the practicality or otherwise of their organisation as it are necessary in case studies (Baxter 2008). For example,

regeneration managers are interviewed in their capacity as an experienced manager in the field of regeneration and also on their work with BMEs generally, not with BMEs within their organisation. Semi structured interviews are used as the preferred means of enquiry so that some of the unexplained themes from literature can be further elucidated and better understood in its real life context.

The sources of data and information are shown on Table 4.1 as literature review, semi structured interviews and questionnaires. These three sources makes the method of data collection fit into the style called triangulation; this method of using multiple method of data collection is discussed in the section that follows.

Research Objective	Source of Information		
	Literature Review	Semi Structured Interviews	Questionnaires
R. Obj. 1	√	√	
R. Obj. 2	√	√	√
R. Obj. 3	√	√	√
R. Obj. 4		√	√
R. Obj. 5	√	√	√

Table 4.1: Research Objectives in Relation to Data Source

Table 4.2 briefly depicts the interview process and the some of the criteria for selection, interview focus and the mode of interview. This is further expatiated upon in chapter 5

How Many	15 interviews in total: (4 pilot interviews, 11 main interviews)	
	7 with Regeneration Providers (RP)	4 with Regeneration Enablers (RE)
Selection Criteria	• BME demographics of the area	• Years of experience or education
	• Ongoing regeneration in the area	• Focus mainly on BMEs
	• BME special focus and ongoing participation	• Registered charity/ government recognition
	• Level of Education	• Dedicated office and full time work
	• Job description	
Interview Mode	Semi structured interviews, voice recorded with some notes taken	
Interview Focus	Who are BMEs and what makes them so? What are the housing/ community needs of BMEs	Place of BMEs in regeneration: who a BME is, current and expected levels of participation
	What is community regeneration? Are	Community are the issues about

	BMEs really less involved in regeneration and if so, why are they?	community cohesion, engagement and BME participation
	What is community cohesion and how does community participation affect it?	What are the factors preventing BMEs from participation and what are the suggested way(s) forward from a regeneration enabler's point of view
	What are the factors preventing BMEs from participation and what are the suggested way(s) forward from a regeneration providers' point of view	

Table 4.2: Interview process and proposed questions

4.5 RESEARCH METHODS

According to Bryman (2009), a research method is simply a ‘technique’ for collecting data. It can involve a specific instrument, such as self completion questionnaire or a (semi) structured interview schedule. The research method could also involve multiple methods which is otherwise termed triangulation. The use of multiple methods strengthens the researcher’s claims for the validity of the conclusions drawn where mutual confirmations of results can be demonstrated (Walliman 2005). As Brewer and Hunter put it in William (2003), (triangulation is like to) attack a research problem with an arsenal of methods that have overlapping weaknesses in addition to their complementary strengths.

The mixed method of data collection is used in the course of this research, just like the triangulation method of research analysis, mixed methods provides rigour and validity for the results. Literature is extensively reviewed over a period of 2 years and the underlying research problems are identified in its true context and nature. 15 semi structured interviews are conducted (4 pilot, 11 main), mainly with the aim of getting some underlying themes whilst providing professional answers to the questions at hand. Semi structured interviews are used because of its relaxed nature and as Hockney et al (2005) asserts, this method allows for the exploration of emergent themes and ideas rather than relying only on concepts and questions defined in advance of the interview. According to Yin (2003), one of the limitations of interview is that it gives way for bias. To counter this problem a

third data collection method which is mail questionnaires are also used. Questionnaire surveys are used to add rigour and more substance to the data collected from the interview, it is aimed at eliminating any bias that the interview might pose. 250 questionnaires are distributed across the country through a network of social, religious and community groups with a total of 203 being completed and returned. 203 returned questionnaires makes 80% response rate. This was made possible because of the method at which the questionnaires were distributed. Religious bodies, community groups and other BME congregations were targeted, this helped solved the problem of having to send it blindly without control, also it helps in avoiding questionnaires been sent to inappropriate people e.g. under aged people.

4.5.1 Literature Review

According to Taylor (2007), literature review is important to any kind of research as it serves as an account of what has been published by accredited scholars and researchers. Leitch (2010) stated that literature review is a summary of the current state of knowledge or current state of the art in a particular field. It is used to review published works, critique literature, and identify the gap and to inform proposed research. This helps a researcher to grasp the existing knowledge from other scholars regarding a particular subject area and ensure that the researcher's knowledge is up to date in the selected subject area and they are not reinventing the same issues that have been previously explored (Kulatunga, 2008).

Apart from the above reasons for writing a review (i.e. proof of knowledge, a publishable document, and the identification of a research family), the scientific reasons for conducting a literature review are many. According to Eisenhardt and Graebner (2007), a strong literature review is the basis for sound empirical research to identify the research gap and to suggest research questions which address the gap. Randolph (2009) argues that the literature review plays a role in:

- delimiting the research problem,
- seeking new lines of inquiry,

- avoiding fruitless approaches,
- gaining methodological insights,
- identifying recommendations for further research, and
- Seeking support for grounded theory.

Adding to the benefits of a critical literature review, Randolph (2009) also contributed additional reasons for reviewing the literature, which included:

- distinguishing what has been done from what needs to be done,
- discovering important variables relevant to the topic,
- synthesizing and gaining a new perspective,
- identifying relationships between ideas and practices,
- establishing the context of the topic or problem,
- rationalizing the significance of the problem,
- enhancing and acquiring the subject vocabulary,
- understanding the structure of the subject,
- relating ideas and theory to applications

Taylor and Procter (2008) in Liu (2010) suggested that a good literature review must be organised and relate directly to the thesis or research questions, synthesize results into summary of what is known and unknown, identify areas of controversies in the literature and formulate questions that need further research. In this research, besides helping formulate the research objectives, literature review has helped in partially resolving some of the research questions and objectives as shown in Table 4.1. Past research on the issues challenging BMEs in the country are vastly reviewed, academic publications on current state of the art regarding community engagement, benefits of getting members of the public engaged, issues responsible for lack of BME participation and engagement e.g. social exclusion and deprivation are all resolved through the review of extant literature. This is made feasible through the review of past publications of academic journals and government reports on the subjects. This helped in

narrowing the scope of the research and more importantly, knowing which theoretical and methodological approach is most suitable for the research.

4.5.2 Questionnaire Survey

A survey is a mean of gathering information about the characteristics, actions or opinion of a large group of people referred to as a population (Cargan, 2007). User questionnaire is one of the most typical and consolidated tools to evaluate users. They consist of checklists which aims to assess the user perception on specific matters e.g. people's beliefs, attitude, values, opinion etc (Liu 2010). A questionnaire survey is usually completed by the researcher and the respondents either in the form of face to face, telephone or postal service (Oppenheim 2002). Questionnaire survey according to Sommer and Sommer (2002) are also very efficient both in time and effort.

There is however a difference between surveys and a survey research. This section is not about a survey research; even though the research uses questionnaire survey as one of its research tools for data gathering. The purpose of the questionnaires is to assist the author in getting the opinion of the BMEs in the UK as it would be challenging to interview as many as would give data saturation on a one to one basis. Trochim (2008) identified some of the consideration which has to be addressed before embarking on a survey; they include:

1. Population issues: e.g. can the population be enumerated, are they literate, is language a barrier, are there any geographic restrictions and would they cooperate?
2. Sampling issues: these includes such issues as what data is available, who are the respondents and can they be found, is response rate likely to be a problem etc
3. Question issues: relates to such problems as what kind of questions are to be asked, how complex are they, will lengthy questions be asked

4. Content issues: this challenge is very important because it relates to the respondents having an opinion on what they are being asked. It concerns such issues as 'can respondents be expected to know about the issue or will they need to consult records.

All the above issues were carefully considered before designing the questionnaire and due to the nature of the research problems and BME profile of the UK, it was concluded that questionnaires are a suitable instrument in capturing user requirements (in this case BMEs) and measuring the opinion of the diverse BME population. The method of distribution and sample size are discussed in chapter 5.

4.5.3 Interviews

Opdenakker (2006) defines the qualitative research interview as "an interview, whose purpose is to gather descriptions of the life-world of the interviewee with respect to interpretation of the meaning of the described phenomena". According to Cargan (2007), interviews are "a purposeful conversation in which one person asks prepared questions (interviewer) and another answers them (respondent)". This is done to gain information on a particular topic or a particular area to be researched. The process of gaining this information can be done in several ways of which according to Opdenakker (2006) face-to-face interviews are the most common. Although besides Face-to-Face interviews, interviewing by telephone is popular so also are some emerging internet based processes.

Interviews can have one of two basic structures. They can be either structured (closed interview style/ formal) or unstructured (informal/ open interview style). Creswell (2003) opines that there is a midway between these two methods of interviews called semi structured interviews. Kvale and Brinkmann (2000) proposes that rather than having a specific interview schedule (structured) or none at all (informal), an interview guide may be developed for some parts of the study in which without fixed wording or fixed ordering of the questions, a direction is

given to the interview so that the content focuses on the crucial issues of the study. This according to him allows for greater flexibility than the closed ended type and permits a more valid response from the respondent's perception of reality.

According to Valenzuela and Shrivastawa (2008) some of the aspects of the interview process as a method of data collection are as follows:

- Interviews are completed by the interviewer based on what the respondents say
- Interviews are a far more personal form of research than questionnaires
- In the personal interview, the interviewer works directly with the respondents
- Unlike with mail surveys, the interviewer has the opportunity to probe or ask follow up questions
- Interviews are generally easier for respondents especially when what is sought is opinion or impression
- Interviews are time consuming and resource intensive

The semi structured method of interview is used in this research. The author employs the interview method of data collection as a mean of capturing the main themes from the challenge of lack of BME participation in regeneration and also to encapsulate some of the propositions of the regeneration service professionals regarding the possible ways of alleviating this problem.

4.6 RELIABILITY AND VALIDITY

This research being mainly qualitative in approach will definitely have some reliability and validity questions. Although reliability is a concept used for testing or evaluating quantitative research, it is an issue for debate in qualitative research as well (Golafshani, 2003). According to Yanow (2006), reliability is about the quality of the findings and without it, it will be difficult for any inquirer to convince his audience that his findings are worth listening to. To ensure reliability in qualitative research, examination of trustworthiness is crucial (Golafshani, 2003), because it addresses how accurately the research method and techniques will produce data (Leitch, 2010).

Validity according to Winter (2000) is not a fixed or universal concept, but rather a contingent construct, inescapably grounded in the processes and intentions of particular research methodologies and project. According to Leitch (2010), validity addresses if the research explains or measures what it originally sets out to measure; i.e. is the method(s) appropriate for the research questions and objectives?

As both reliability and validity are both matters of accuracy, this research has taken extra guide to ensure that the findings are both reliable and valid. Some of the procedural perspectives that are followed as proposed by Creswell (2003) are as follows:

- Member checking: determining the accuracy of the transcripts of the interviews by sending the transcripts to the interviewees for vetting
- Use of rich thick descriptions to convey interpretations: this is to show that I have not invented my findings
- Reportage of negative and discrepant information: even when information had not being in line with major findings, it was still taken on board
- Triangulation: this research uses various methods of data collection and analysis in order to provide more rigour.

Reliability and validity is taken very carefully in the course of this data collection and analysis with special focus on use of multiple sources of data and methods. This is discussed more in the section that follows.

4.7 TRIANGULATION

Triangulation is widely recommended as a way of doing social research (Bryman, 2003 Gilbert 2009). It involves looking at the research question from several viewpoints (Olsen 2004). The main reason for the use of multiple methods adopted in triangulation is to avoid potential errors and biases inherent in any single methodology (Williamson, 2005). Denzin (1989) in Williamson (2005) identified 4 types of triangulation, they are: data triangulation, investigator triangulation, theoretical triangulation and methodological triangulation. Jack and Raturi (2006) however added another dimension to it by identifying a fifth method of triangulation called 'multiple' triangulation which basically is likable to a combination of all the methodological approaches. Triangulation in itself is used for three main purposes; these purposes are 'contingency', completeness' and 'confirmation' (Adami and Kiger, 2005, Jack and Raturi, 2006). Completeness rationale of triangulation recognizes that any single methodology will have inherent flaws, which a second or third methodology might reveal and amend, the contingency rationale is about the need to for insight into how and why a particular strategy is chosen and finally the confirmation rationale is geared towards having more robust and generalizable set of findings. In this light, **data triangulation**, (i.e. using more than one source of data) and **methodological triangulation** is adopted for this research. The three main sources of data are literature, interviews and questionnaires, and the methods of analysis are the use of content and statistical analysis tools. Figure 4.1 shows a summary of the three data and information sources and what they focus on. It shows what each research method aims to achieve and how the research aim is accomplished.

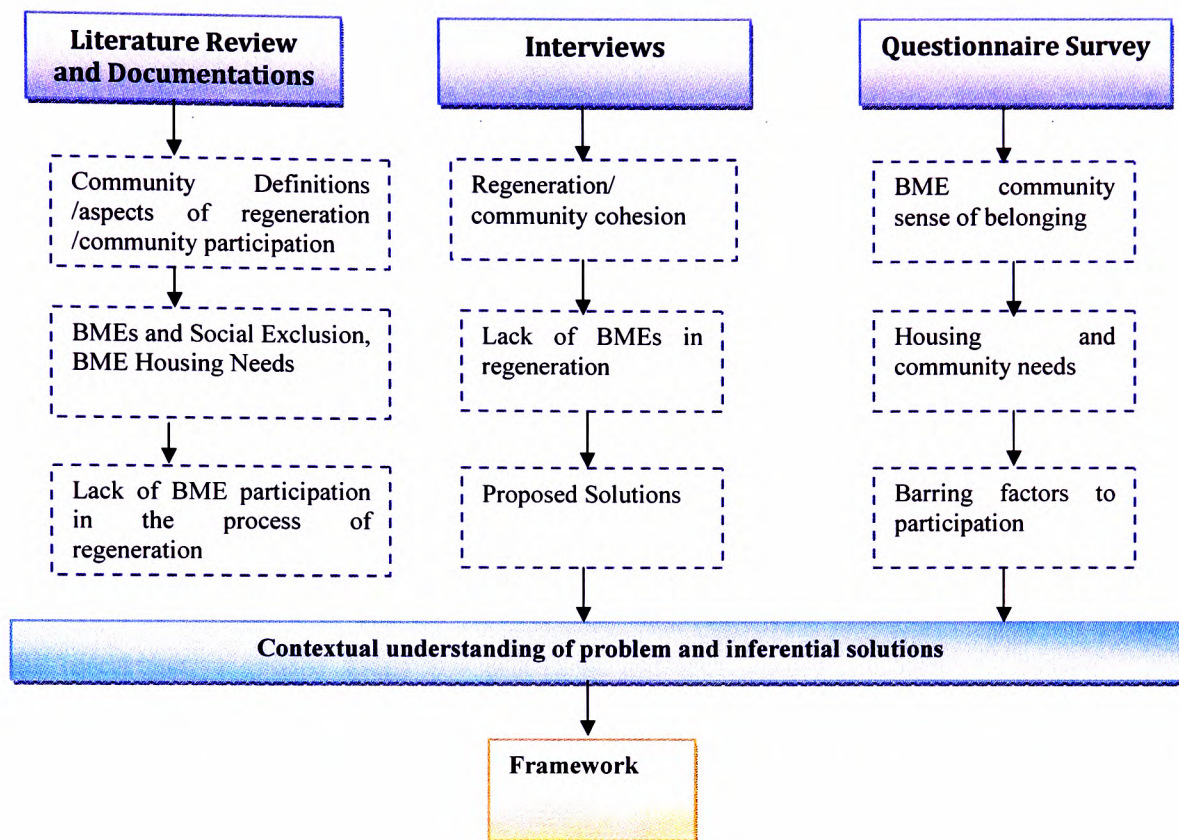


Figure 4.1: Research application of triangulation; excerpted and modified from Liu (2010)

4.8 SUMMARY

This chapter has discussed the many approaches to research otherwise called research methodology. It has been concluded that the methodology adopted must follow from the nature of the problem and the researcher's theoretical perspective. If the main theoretical perspectives were placed on a continuum, one extreme will be positivism and the other interpretivism. The difference between these two ideas was highlighted. The approach adopted by this research due to the nature of the main aim has been concluded to be a mixture of both qualitative and quantitative; the main attributes of both approaches was also mentioned and discussed. Another area of concern was the epistemology i.e. subjectivity or objectivity.

The research methodology section explained the many classifications available to the researcher; a special focus was placed on research purpose in terms of a research being descriptive, exploratory or explanatory. Various other approaches were considered and dispelled with a view to justifying the adopted one. The distinction between research methodology and research methods was discussed briefly and also research methods were concluded to be the techniques of collecting data; as Walliman (2005) puts it, it does not have to be just one technique, hence the reason why this research adopted the use of multi methods otherwise called triangulation. This method of triangulation was as well discussed. To bring all the considered factors together, Figure 4.2 sets to show the position of this research. The circled space shows the stand of this research in terms of its philosophy, ontology, axiology, epistemology and method.

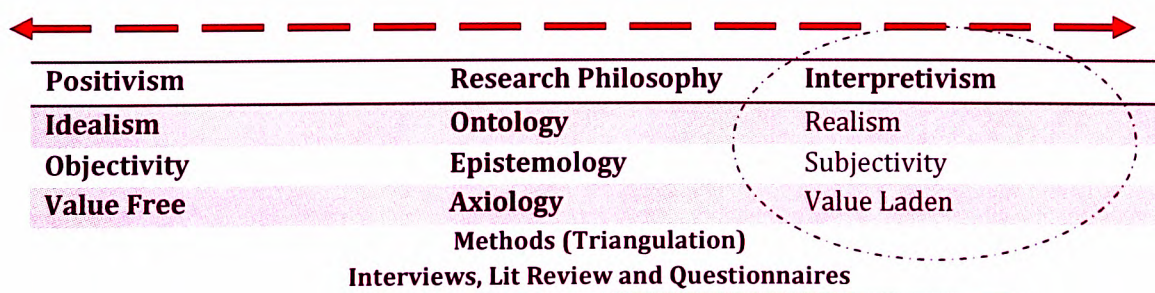


Figure 4.2: Summary Research Position

As shown in the Figure 4.2, this research is interpretivist in nature, the ontology i.e. nature of reality is realism, the epistemology i.e. knowledge acceptance is subjective and the axiology i.e. value judgement is value laden. The methods that are used are mixed, otherwise called triangulation of methods and data.

So far, the myriad research attributes and position has been identified and the position for this work has been established. The next chapter hence shows the findings from the semi structured interviews (both pilot and main) and how this answers and resolves some the research questions and objectives.

CHAPTER 5 QUALITATIVE DATA ANALYSIS

5.1 INTRODUCTION

This chapter is one of the two chapters focusing on data analysis. It describes the qualitative method of data collection, the selected samples and the analysis of the results as mentioned in chapter 4. It further clarifies the concluding assertions of chapter 2 regarding how regeneration improves sense of belonging of community members especially BMEs. Given the exploratory nature of this research and based on the findings of chapters 2 and 3, this chapter

- Explores the underlying meaning of community cohesion and integration
- Explores how community participation and engagement relates to regeneration
- Investigates BMEs in regeneration with a view to knowing what their housing needs are
- Investigates what the barriers preventing BMEs from participation are
- Analyses the facilitators of participation and proposes suggestions for the enhancement of BME participation in community regeneration

In order to achieve the above propositions, this research carried out interviews with professionals and stakeholders in the field of regeneration. Chapter 2 (section 2.2.4) identifies such stakeholders as including community groups, local authorities, faith groups, voluntary groups, health sector works, suppliers and consultants etc. Based on that, a sample size of 15 community regeneration stakeholders was selected for interview. The interview process is divided into two stages which include the pilot interview and main interview stages. This chapter also discusses the findings from the interview process and concludes by highlighting how the research aim has been partially fulfilled, and how it leads to the survey (quantitative) stage of the research.

5.2 PILOT INTERVIEWS

5.2.1 Aim of Pilot Interview

The main aims of the pilot interview are to collect background information from the field, help in understanding how to frame questions and to adapt a research approach. From the nature of the problem as gathered from literature, the focus of this stage of data collection is to answer the following questions:

- I. Who are BMEs and what makes them so: the aim of this question is to see if there is a consistence or general acceptability in what the definition or description of who a BME is since chapter 3 concluded that there is a difficulty in defining BMEs
- II. What is regeneration and who are the main stakeholders: this aims to know if there it true that regeneration is different from renewal as often concluded by literature, also to see if BMEs are accepted as important stakeholders as proposed in chapter 2
- III. What is the current status of BME participation in community regeneration: this will give an indication as to if there are special monitoring of BME participation activities and to see if there are any improvements
- IV. Is community participation important at all? This was expected to give an indication as to if it is worth studying, even though all indications from chapter 2, 3 and 4 corroborated themselves on the importance of participation, this research wants to see if this is true in practice
- V. Why BMEs are not participating now as discovered in chapter 3, and what are can be done to make them participate more effectively?

5.2.2 Surveyed Sample for Pilot Interview

In order to answer the above five questions, four pilot interviews were conducted within the East Central Rochdale regeneration office with middle level management staffs. The preference of East Central Rochdale as the organization for the pilot interviews was based on many for example, the BME profile of

Rochdale Metropolitan Borough council which is around 12% of total population, high level of deprivation and lack of affordable housing. Four interviewees were chosen from this organization to provide an insight into the contextual nature of the problem at hand because it is noted that four semi structured interviews at this early stage can bring out enough data and themes which will help in the development of the main interview questions. All the four respondents were middle level management members of staff as shown on Table 5.1.

	Position/ Designation	Years at duty	Level of education	Previous BME experience	Date and duration of Interview
MLM 1	Community Regeneration Officer	22	Degree	Yes	16/10/2009
MLM 2	Property Adviser	5	HND	Yes	16/10/2009
MLM 3	Support Worker	14	A levels	Yes	16/10/2009
MLM 4	Community development Worker	2	Degree pending	Non	16/10/2009

Table 5.1: Pilot Interview selection

**MLM- Middle management Level officers*

The pilot interviews took place in the premises of the East Central Rochdale regeneration office on the 16th of October 2009. Having presented the sample survey, the next section presents the findings from the pilot interview exercise.

5.2.3 Theoretical Analysis of Findings from Pilot Study

This section presents the findings from the pilot interview. The findings are a collection of responses from the four interviewees because the aim of this exercise is not to find answers but to tease out opinions and propositions which will be further tested in the main interviews. The analysis at this stage was carried out manually because of it relatively small number of respondents; the findings are as shown below:

Question 1: *Who are BMEs are what makes them so.*

- It emerged that being a BME is not really about skin colour, although it is a significant part of it e.g. not being 'White British', but one important factor is that they suffer a form of exclusion from main society because of this. Muslims, Hindus and some Asian women are often referred to as BMEs; length of stay or generational stay in a community also affects level of being BME. This shows that being BME is more circumstantial than physical. It also shows a need to have a joint up definition or description people that will be called BMEs so that the focus of efforts will be much clearer.

Question 2: *What is regeneration and who are the main stakeholders involved.*

- Regeneration was seen as an overdue reactive rather than a proactive initiative that aims to meet the needs of the community, it does not attend to physical problems alone but to other soft matters like health, security, crime, environment, jobs and training, community cohesion, sense of belonging, pride of place etc.
- The main stakeholders are community/ voluntary groups, suppliers, architects, planners, builders, council, Residential Social Landlords (RSL), Private Housing providers, Places of worship, local businesses, police etc

Question 3: *What is the current status of BMEs in participation?*

- People background (social, cultural, religious etc) and reason for migration impact on their participation in communities, these needs to be understood by regeneration planners in order to make provisions to meet the needs of BMEs.
- Proposed length of stay for short stay residents also affect if they want to be seen as a member of the community or not. For this people, it is important that they have the information to make a choice. If they decide not to take part, it will be their informed choices.
- BMEs are diverse but there is a need for a joined up framework that looks at the best way of consulting with BMEs, for some ethnic groups, you

might need to locate the key decision maker, for some others, you might need to meet up with them one on one.

Question 4: *Importance of participation*: this question aimed to answer the inevitable question of if or not there is a need to engage with BMEs at all

- There is a need, but don't overdo it, people need to have enough information to know what is going on and to decide if they want to participate or not, because people still want to live their lives without intervention, for this reason, there is a need to gauge what is enough consultation
- It boosts community spirit and helps dispel rumours about other ethnicities, for this reason, BMEs need to be consulted and made to participate so that the other members of the community might meet them and get to know them better.

Question 5: *Why BMEs are not participating in the community*: this question was not a leading question in that it started by asking the respondent about their experience of BME participation in regeneration, the general response was that it was low, it was then that the question of 'why' followed.

- BMEs are not exactly not participating; they participate but only within themselves. The issue is that there are communities within communities; i.e. people consult and engage with people of their own kinds. BMEs also like to participate more with community groups because they don't trust the government as much, this may be as a result of background. Some people think it is a form of luxury and that they don't have the time for it; even for those who manage to find time, they don't want to fall into a kind of routine with it because this leads to consultation fatigue. The priorities of BMEs are often different from what the regeneration initiatives are focused on, for example, some people who are here temporarily. Language and many personal reasons prevent some BMEs from participating. This

shows that (a) community groups are an important part of the community in getting regeneration initiatives to BMEs, (b) BMEs personal preferences should be understood before regeneration initiatives can be embarked on, some BMEs are in the community to get good jobs or own businesses, some want good schools that can give their children the best education in life. There needs to be a balancing act of the proportion or representation of BMEs in an area to know what will be best especially in areas where BMEs are actually a majority.

This section has shown that inasmuch as being a BME is not a function of skin colour, rather it is circumstantial; BMEs suffer some exclusion as a result of this. Also it is seen here that people's personal background and transience plans affect their participatory roles and that BME's lack of participation challenge varies from person to person it has many facets. These findings are further explored in the stage 2 of this research which is the main interview stage. Here, special focus is placed on the participatory roles of BMEs, their housing needs barriers facing them in the process of community engagement.

5.3 MAIN INTERVIEWS

5.3.1 Aim of the Main Interviews

As discussed in chapters one and five of this research, the main aim of this research is to develop a framework for the enhancement of participation performance of BME groups in the process of community regeneration with the relevant partner agency in the England, to achieve this some interviews are conducted with professionals in the field of regeneration, the aim of the interviews is to identify, understand, describe and maintain their subjective professional experiences as suggested by Crotty (2004). The interview process is semi structured and subdivided into themes in line with the research questions and

objectives. The interview questions which build on the findings from the pilot interview exercise are broadly divided into five sections as follows:

- Stakeholders in regeneration
- Community cohesion/ sense of belonging
- BMEs in community regeneration/ Levels of community participation
- BME housing needs
- Empowering BMEs in community participation/ How to enhance participation

Each of these sections is mainly tagged with accompanying ‘what’ and ‘how’ questions in an inquiring manner. Propositions are made in order to develop questions that will engage the respondents fully in the interview process and more importantly, to have an idea of what some of the emerging themes could be. Below are some of the propositions that helped in forming the interview questions. The questions based on the following propositions as concluded from chapter 2 and 3 include:

- How can regeneration be defined
- What makes a community cohesive
- What is the importance of information and consultation in regeneration
- What level(s) should be members of the community be expected to participate in
- Who are BMEs and what makes them so
- What are the housing needs of BMEs (if there are any peculiar ones)
- How can BME participation in regeneration can be enhanced

These are some of the underlying questions that inform the structure of the interviews. The interview questions are explored further in-depth in this chapter. Also the surveyed samples of the interview as well as the background requirement from interviewees are discussed in this chapter.

5.3.2 Surveyed Sample

The surveyed samples for the interviews are spread across the many stakeholders in housing related community regeneration. It will be recalled from chapter 2 (sections 2.2.4) and the findings from pilot interviews, that there are many stakeholders in regeneration. To this light, five major types of stakeholders are identified and contacted for interviews; these are community group leaders, BME voluntary sector officers, Arms Length Management Organisations (ALMOs), Housing Market Renewal Pathfinders and medium scale regeneration plan e.g. Unitary Development Plan (UDP). The organisations/ stakeholders are subdivided into two main groups i.e. providers and enablers. The providers are the government agencies and organisation who are usually funded by the government to carry out regeneration activities within the communities while the enablers are the equally important aspects of the community who facilitates the success of the regeneration.

In order to ensure the pedigree of the interviewees, as advised by Cohen et al (2007), the following criterion was set to ensure respondent suitability:

- BME demographics of the community the organisation represents or works within must reflect a realistic BME profile i.e. the level of BME representation must not be unrepresentatively lower than the national average
- There must be an ongoing regeneration initiative in place at the time of interview
- The organisation must have a dedicated focus on BMEs within the management or strategic level of decision making,
- The organisations chosen will be expected to have a formal channel for BME participation within their organisation's activities
- The interviewee must have at least 2 years experience in a community regeneration role with BME focus,

- To ensure that the interviewee understands the nature of questioning and reasons for interview, a minimum standard of A levels qualification will be expected
- Interviewed members of BME groups or leaders will have been in the community for at least five years in order to ensure that they have a firsthand understanding of community needs and nature
- BME voluntary group will have to be a registered charity with a dedicated office
- Leaders of BME voluntary group leaders will have to have an higher education degree (A levels and above) and the role within BME framework would be their full time work

Table 5.2 shows the organisations contacted for interviews and their categorisation as well as the numbers of people contacted for interviews. These 11 people were chosen upon the fulfilment of some certain sets of criteria; as required by the research technique adopted, expert opinion in the field of regeneration was needed in order to understand the contextual nature of the problem of BME non participation.

No of Interviews (11)	Management Level within Organisation	Organisation	Type of Organisation	Category
2	Strategic Level Staffs	East Central Rochdale Regeneration Office	UDP	Regeneration Provider
3	1 Strategic Level 2 Middle Mgt Level	Northwards Housing Association	ALMO	
2	2 Middle Mgt Level	Urban Living Partnership	HMRP	
2	2 Top Management Level	BME group leaders	Community Group leaders	Regeneration Enabler
2	2 Top Management Level	BME voluntary group leaders	Voluntary Group Leaders	

Table 5.2: List of Interviewees

The three main government/ provider agencies contacted as shown in Table 5.2 were East Central Rochdale Regeneration Office, Urban Living Partnership and Northwards Housing Association. In order to anonymise the interviewees, this report adopts the use of representative descriptors to represent each interviewee. The 7 professionals from the regeneration provider category are referred to as RP1, RP2, RP3, RP4, RP5, RP6 and RP7 whilst the ones from the enabler category gets a similar style of RE1, RE2, RE3 and RE4.

5.3.3 The Use of Nvivo 8 in the Process of Analysis

In order to ensure validity and reliability in the interview process, member checking was done on all the interviews and the respondents verified the accuracy of the transcripts. Nvivo 8 content analysis tool was then used to code the themes from the interviews into nodes. Coding is the process of recording the number of responses a particular respondent gave to a question. It is used to convert answers into numbers for the purpose of classification. The main types of nodes used in the coding process of this research were the tree node and free nodes. The approach taken was to arrange themes of similar contexts into same tree nodes and themes that did not fit directly under any nodes was placed into free nodes. The tree nodes are hierarchical in structure and so for this research, the plan is to categorise the tree node with a broad name and place other suitable nodes under it. An example is shown in Figure 5.1

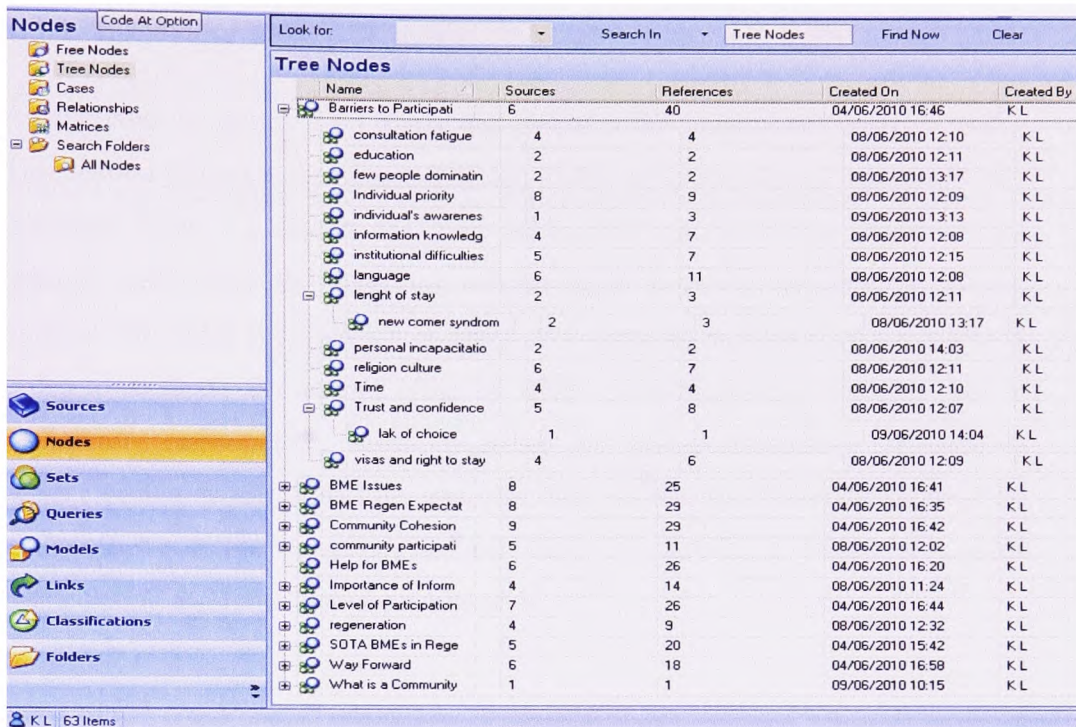


Figure 5.1: Hierarchical structure of tree nodes in Nvivo 8

From the example shown in Figure 5.1, 'barriers to participation' was a node and it had six (6) sources. This meant that six respondents were referenced within the context of this theme and 40 references (answers or key points) were identified. Also barriers like 'length of stay' had sub themes under it also in form of node. This depicts the hierarchical nature of tree nodes. These tree nodes can be further analysed by building relationships among the nodes and seeing how each attributes affects one another. This exercise was very useful in organising the data captured in the interviews and extracting the richness of the contextual nature of the information received. It shows the interdependency of the explored questions and also assisted in collating all the opinions on the question of how BME participation can be further enhanced within community regeneration. However, a limitation of the tree nodes was when there were themes that did not directly fit into any tree node, here, the free nodes were used. These free nodes are theoretically analysed individually.

5.3.4 Interview Design Strategy

As discussed in section 6.4.1 above and owing to the findings of chapter 2 and 3. This section discusses the plan and design of the interview process adopted in this research. Table 5.3 depicts the ‘area of interest’ i.e. the focus objective, the strategy with which the questions will be asked from the respondents and the purpose for which the question is asked. For example as shown on the table, in order to evaluate the current state of BMEs with regards to participation in community regeneration, seven questions are asked; four from regeneration service providers and three from enablers. The last column shows the purpose for which the question is asked. In this case, to identify if BMEs are under participating and to validate who a BME is.

Area of Interest	Strategy		Purpose
	Regeneration Providers Interview	Regeneration Enablers Interview	
Evaluation of the current state of BMEs with regards to participation in community regeneration	<ol style="list-style-type: none"> 1. Asking what the aspects of regeneration are, getting a list of the stakeholders and seeing if community representation is an important aspect of it. 2. Gathering thoughts and opinions on current state of the art on BME participation patterns in regeneration 3. Seeing if there are any benefits of BME participation 4. Seeing if there is definitive description of BMEs 	<ol style="list-style-type: none"> 1. How does the voluntary and community sector come into play regarding helping BMEs especially in engagement with the wider community 2. Which level(s) are BMEs participating in community regeneration at the moment 3. Assessing the level of information available to BMEs in the community 	<ul style="list-style-type: none"> • Identify if definitively, BMEs are under participating • Validate who a BME is
What are the housing/ community needs of BMEs	<ol style="list-style-type: none"> 1. Investigating if there are any peculiar housing needs of BMEs and how are this needs identified and incorporated into regeneration plans 	<ol style="list-style-type: none"> 1. Are there any special housing needs for BMEs 	Are the housing needs of BMEs known, are regeneration activities meeting this needs?
Why are BMEs less involved in participation?	<ol style="list-style-type: none"> 1. This aims to get a list of the reasons why BMEs are not participating as much as non BMEs 2. Understanding if truly there is a consensus that BMEs don't participate as much as non BMEs 	<ol style="list-style-type: none"> 1. Getting a list of problems facing BMEs in the community 2. Identifying some specific cases that comes to mind 	Why are still BMEs less involved even with all the publicity about the importance of participation
How can BME involvement and engagement be facilitated	<ol style="list-style-type: none"> 1. Suggestions for ways of improving BME participation experiences 2. Gathering opinions and suggestions on how BMEs can be encouraged to participate more 	<ol style="list-style-type: none"> 1. Key issues that needs to be addressed in order to impact on the participation experience of BMEs 	Suggestions on how BMEs can be more engaged
What is community cohesion and what are the signs of its lack	<ol style="list-style-type: none"> 1. What are the issues involved in getting a community cohesive 	<ol style="list-style-type: none"> 1. How does participation improve cohesion within the community 	To understand the place of BMEs in the community and see how they are accepted

Table 5.3: summary of a framework to identify the barriers preventing BMEs from participating effectively in community regeneration

5.4 FINDINGS FROM MAIN INTERVIEWS

This section explores the contents of the findings from the interviews and analyse them qualitatively. Although frequencies of occurrences of responses will imply a degree of relevance, however, due to the rich nature of qualitative data, specific cases and occurrences will also be considered and the findings will reflect this. From this research's use of Nvivo, such peculiar cases that fit not directly within any predefined theme will be organised under free nodes and will be discussed and presented individually. As concluded in chapters 2 and 3 and suggested in section 6.1, this chapter analyses the findings from the interview process. The sections covered are community cohesion and integration, regeneration and community participation, BMEs in regeneration and housing need, BME participation barring factors and lastly, suggestions and proposition for the enhancement of BME participation in regeneration.

5.4.1 Community Cohesion and Integration

The cohesion and integration themes of this research were informed by literature review findings in section 3.6 which emphasised that community cohesion is one of the end products of regeneration. Chapter 2 also detailed the importance of community integration into regeneration plans. Since there are social (human) and physical (spatial) aspects to the community as shown in section 2.2.1 and English communities are so diverse, the cohesion theme focused on what cohesion is and if it is necessary for a community to have it or not, how participation can improve cohesions, what cohesive communities looks like and what are the signs of lack of cohesion in a community. Suggestions on how to get a community cohesive was also discussed. The question under this theme focuses on how multi cultural communities interrelate within a community regeneration context and how minority communities and new entrants into the community feel integrated.

Some of the analyses that are done here focused on investigating the following:

1. Issues that affect community cohesion are

2. The main signs of lack of cohesion are
3. The impact of ‘length of stay’ in a community on ‘sense of belonging’

Name	Sources	References
Barriers to Participation	6	40
BME Issues	8	25
BME Regen Expectations	8	29
Community Cohesion for	9	29
Importance of co	6	9
Sense of Belongi	3	9
what are the sign	5	14
what is a cohesiv	5	12
community participation	5	11
Help for BMEs	6	26
Importance of Information	4	14
Level of Participation BME	7	26
regeneration	4	9
SOTA BMEs in Regenerat	5	20
Way Forward	6	18
What is a Community	1	1

Figure 5.2: Screen shot of Nvivo 8 showing the nodes on community cohesion

Tree Node		No of Sources	No of References
Community Cohesion		9	29
1	Sense of belonging	3	9
2	Importance of cohesion	6	9
3	Signs of lack of cohesion	5	14
4	What is cohesion	5	12

Table 5.4: summary of community cohesion node

Table 5.4 and Figure 5.2 show the responses on community cohesion and the responses; it shows that there were 29 references (comments or answers) made from the 9 sources (respondents) who commented on the issue. The inferences made from the responses are discussed as follows.

It was realised that ‘community cohesion’ affects people’s sense of belonging and it concerns people feeling comfortable where they live without fear of discrimination from people from other backgrounds. Three respondents from the ‘regeneration enabler’ group made nine references on the topic, highlighting that the challenge of lack of sense of belonging is made particularly worse for BMEs who want to experience the ‘British’ lifestyles as well as preserving their culture which may be different from the British culture. BMEs were seen to be willing to learn new ways and adopt new lifestyles in order to position themselves better for acceptance but

according to the respondents, this is seldom the case. According to Regeneration Enabler 2 (RE2) ‘with the immigration and naturalisation process, it is clear that no matter how hard you try or live in England for, the best you can be is British, never a Britton’

On the issue of community cohesion, it was discovered that a cohesive community is one where residents work together and participate on common goals of the community; Regeneration Provider 4 (RP4)’s response further corroborated literature findings on the indicators of a participating community by **Putnam (2000)** (section 2.6.3) by saying that a cohesive community is *“one that would work together to achieve a majority aim within the area and would come together to tackle and deal with issues regardless of race or religious divide. They would actually participate in what is going on within and around the community as well”*. This was noted as been easier for people who belonged to a community group as information was more readily available to them and they see themselves as having a genuine opportunity to make a contribution to their community.

The awareness of other people’s culture and way of life is an important factor in ensuring community cohesion. According to RE1, *“If people know why foreigners or people from different cultures do the things the way they do, they will be more and better appreciated”*. BMEs really loves people to know more about them and so they take every opportunity to organise, support and attend community festivals and feasts, because *it is the innocence of people that leads to some misconceptions about BMEs*, that’s the view of RE2 from Birmingham. Interaction is advocated either by the ways the buildings are designed and built or by organizing events that makes it possible for people from different backgrounds to meet and interrelate as part of their daily routines. The findings from the interviews corroborate the literature findings on the present low level of BME participation and involvement in regeneration as discussed in section 2.5.3.

Community cohesion was seen as a phenomenon that cannot be completes as nobody can have a complete cohesion even within a household according to RP2. Nevertheless, RE1 described cohesion as a very desirable state that allows the community to all work together and take ownership of projects and initiatives, he

continues by stressing that if the community as largely together on a choice of project, they (the community) will be more likely to genuinely feel a sense of community on the project, whatever its outcome. This confirms the literature review finding as suggested by (Smith 2006) that the creation of opportunities to enable all members of a community to actively contribute to and influence the development process and to share equitably in the fruits of development will enhance residents' acceptance of outcomes of infrastructures or initiatives they have helped to form.

Culture and religion, language, housing barriers, awareness of other cultures, community safety, presence of other community and voluntary groups, creation of avenues for inter community interaction and trust and confidence in the local councils are some of the issues that affect cohesion according to the respondents.

The signs of lack of cohesion among many others according to the five respondents who gave 14 reference points are void in communities, frequent residents turnover, lack of participation and response to calls for meeting, single ethnicity dominance.

Other signs are

- trouble and strife in an area
- people don't respond to calls for meetings and other gatherings
- outbreaks of violence
- people feeling threatened
- people resenting others because they believe they are getting a better deal
- surveys showing that people don't know their neighbours

A unique signal for prospective lack of cohesion according to RP 4 was a situation where a single group shouts other people down by ensuring that their voices are loudest in meetings, thereby intimidating other members of the community. RP 5 opines that front line staffs are most useful in this situation as they know (or are supposed to know) the area well and they can tell the slightest signs of lack of cohesion.

Length of stay in an area or proposed length of stay also affects people sense of cohesion or need for sense of belonging to an area, according to RP 3; transience is

a major issue among BMEs. There are many categories of BMEs, there are people who are displaced by war or people who are here on an economic basis and who plan to return as soon as their current business is completed, those kinds of people feel less need for any need for them to participate in the cohesion needs of the community they reside. RP 3 further commented on this by adding: ***“I think is about where you are coming from as well, people that came here just to work in a particular industry and knew they will soon be going back home will find it hard to see any reasons to belong at all. You know also people that are here as refugees, asylum seekers, they are here and there first priority is not about community activities, they need safety first”***.

Another aspect to this is that people who are new in an area will want to take their time to study the community before they start seeing themselves as part of it. This is particularly true for first generation BMEs i.e. people who migrated to England as adults. The eastern Europeans were an example of first generation BMEs. According to RP 5, ***“for new eastern European communities, they are yet to settle. I will think the length of stay in an area will definitely affect how much of a sense of belonging you will feel to an area”***

It also came out from the results that community cohesion is very important and to achieve it, there is need community participation is very important. Community participation aspect of this research will be expressed further under the ‘Participation and Engagement’ theme whilst the BME perspective of community cohesion will be discussed under the theme of “BME in regeneration”.

5.4.2 Regeneration and Community Participation/ Engagement

Under this theme, the underlying definitions or description of regeneration will be explored to see if truly it defers from renewal. As a method of validity, the operation definitions of regeneration was sought to explore any similarities to its theoretical definition. The aspects of regeneration were explored to see what it involves other than the physical nature of it. The other side of the section focused

on who the stakeholders in regeneration are; this was done with the awareness that members of the community are themselves, important stakeholders. Table 5.5 shows the responses and the number of references which emerged from the interview process.

Tree Node		Sources	References
Community Participation and Engagement		7	21
1	Definition of Regeneration and stakeholders involved	6	9
2	Timing of Regeneration	6	10
3	Expectations from BMEs	5	7
4	Transience of BMEs	5	8

Table 5.5: summary of community participation and engagement node

One of the most important findings of the question of ‘how will you define/ explain regeneration’ as asked of the regeneration providers was that there was no joined up and conclusive responses. Many of the responses was based on opinions, this was made directly by RP 4 who said, *“I think regeneration means different things to different agencies”*, the findings on the aspects or types of regeneration was similar to what was discovered from literature review as shown in Figure 3.2. The main aspects of regeneration discovered were the physical, social, environmental and economic. The physical aspect is the obvious ones, which includes buildings, demolitions, renovations etc. The social aspect bothers on community spirit, sense of pride and crime. The environmental aspect is linked with the physical aspects of regeneration as well. According to RP 1, *Environmental, its physical too, it touches on green spaces, open spaces etc it touches on the fuel poverty agenda because we just don’t put the kitchens and bathrooms there, we look for ways if driving down fuel bills by installing fuel efficient boilers etc.* all these still bothers down to regeneration. There are many stakeholders involved in regeneration as discovered from literature, however in addition to the list from section 2.2.4 it was seen that there are other important stakeholders. Three respondents added a total of six additional stakeholders to the list as follows:

- sports and arts clubs
- schools and adult literacy centers

- local businesses
- play pathfinders: i.e. manufacturers of children's play equipments
- building professional: i.e. architects, planners, surveyors etc
- youth groups

Going by the stakeholder classification in chapter 2, it can be seen from the list above that play pathfinders and building professionals are regeneration providers while the rest of the list are enablers. This stakeholder holders' addendum can also be incorporated into the framework in chapter 3 by adding them to the 'community' box under the 'participation regeneration' aspect of the framework.

Another discovery on regeneration was about its timing, according to Roberts and Sykes (2000) in section 2.3, regeneration is an interventionist approach, but three (3) respondents in the provider category opined that regeneration is too much of a reactive initiative rather than a proactive one. They said it comes almost too late; one of the questions asked was about the prerequisites of regeneration and some of the responses was that since there needs to be a 'need' for the regeneration, that makes regeneration a process that gives more support to places where things are not managed properly. RP 4 stressed this problem as follows: *"in the areas with the worst benefit dependency or the highest levels of benefit dependency, the lowest level of educational attainment, the highest levels of health problem, those factors as the highest level of worklessness, when all those comes together, that's where the money is coming and the government will back that. Also the worse your area is, the better your chance of getting the money and you have to wonder if this is a scientific way of working things out because most of the time, your local authorities starts to look worse in the eyes of the politicians and the public because it is not getting large money in"*

The community is discovered to be a very important stakeholder in the regeneration. The local schools and businesses, local religious bodies, community groups, tenants associations, elected politicians public bodies and government led organisations

Another area investigated is the current state of the art with respect to participation in regeneration. As it emerged from literature (section 2.4.2) that participation is not just an ethical issue, it can sometimes be a condition for funding. Participation is discovered to be very important to the success or otherwise of regeneration plans. In the process of the analysis, community participation tree node was subdivided into 4 nodes which each focused on BMEs participation in regeneration, community inputs, participation start time and problems with regeneration. It was discovered in the results that BMEs are not participating as much as Non BMEs, although there is a suggestion that implied that in BME dominated places, the chances were that if there was any kind of participation, it was most likely to be BME participation as they are the dominant people in the area. Some of the main issues from the interview was that BMEs love to participate and also want other cultures to learn about them; but when it came to participating with government agencies, they prefer not participate more with community agencies on regeneration matters. Community inputs which are very important are in various forms; this is linked with community consultation. There is a need for consultation to be moderate, i.e. let the people say how much they want to be consulted otherwise it leads to consultation fatigue which is detrimental to the participation process. Participation and engagement is also about community trust and confidence in the regeneration providers. Also because of the recurrent nature of regeneration, BMEs find it difficult to trust that the current providers will take their views into account. This leads to demotivation and subsequent lack of participation. RP1 further stressed the importance of trust by saying *“we are talking about people’s homes here and the choices there are to make. They are the ones that live in these homes and communities, so if we have to do any type of consultation, we have to demonstrate to the community that we are listening to them or it will be pretty pointless”*. RP 2 from Birmingham stated that: *“we cannot regenerate the area without involving the community because, we are only here for 5 maybe 10 years but the community/ residents, they will be here for 25 -30 years hopefully more. So it’s really something for the community”*

With regards to the levels of participation expected from BMEs, the main themes that emerged were that people will like to participate at the level they deem fit without being constantly demanded to participate. According to RP1: *there are number of ways our tenants can get involved in what we are doing as an organization from the lowest level where people reply to a survey or a read a newsletter or out of the odd telephone call up to inspection panel, we have a group of tenants who regularly go and inspect what we do, how clean the flats are, they feed that back to us as an organization, we also have the various forums, if people can commit some time to that, the area panels. I think with that people will have a sense that they are representing all the tenants and not just their immediate neighbourhood; the highest level of engagement is the four tenants that sit on the board, there are 12 members of the board and everyone that works for northwards housing are accountable to the board*". Nevertheless, it can be said without contradiction that BMEs love to participate. They do this usually by showcasing their culture and tradition. This is the opinion of the regeneration enabler from Sussex. BMEs are very colourful people and they indeed want their fellow community residents to know about them because by doing this, the myths flying around about them will be reduced.

On the question of what level BMEs participate are expected to participate in, it was realised that 'Information' which is a low level of participation according to literature finding (section 2.3.5) is a desirable level of participation to some of the regeneration providers and enablers. The reason for this is because many BMEs will not want to frequently pressured into having to participate against their will: to counter this problem of consultation fatigue, it was proposed that ensuring that people had enough information to decide if or not they want to participate will be a good level of participation. In order to get this information out, there are also many issues involved, central to that is the issue of language. There is a need to identify the major languages spoken within an area an effort should be made to translate key information into these languages without assuming that information in English will be translated informally for those whose first language is not English. This is

however not the case for 2nd and 3rd generation BMEs because they have been here for longer and have overcome the language barrier.

It is also discovered that there is a lack of shortage of BMEs in the regeneration professions. It was often mentioned that BMEs will like to deal with regeneration agencies on trust and confidence, for this reason; there is an unwritten need to get people who are ethnically conscious of the needs and cultures of BMEs. Also there is a need for agencies that deal with BMEs to have BME staffs as a means of reflecting the population they are representing. This is presently not the situation because many BMEs don't even apply for regeneration positions or jobs.

Another factor that relates to participation and engagement is the length of stay in the community. RP 3 from Rochdale highlight the differences in BMEs in terms of the reason for their presence in England, according to her, some are economic immigrants whose proposed length of stay will not encourage them to engage with the community because they are in transit while there are some who will like to postpone the duty of engaging with the community for some time until they can make their minds up. Similar to the issue of length of stay is a phenomenon called the 'new comer syndrome' where people feel like a minority simply because they are new in an area. Commenting on how length of stay in a community affects participation, RP 6 said: ***"If you are from a BME background and you do decide to come to one of our meetings, the problem you might have would be the people that have been there before you, in that you will be a minority even in the meeting"***.

5.4.3 BME in regeneration/ BME Housing Needs

The purpose of the section includes getting to investigate if BMEs have special housing needs which are different from that of Non BMEs (this will help in inculcating the needs into master plans) and finally knowing what level of participation is expected of BMEs in regeneration (this will help the agencies in benchmarking and telling when levels of participation has fallen). The analysis at

this stage will be in part because a substantial portion of the answers to this question is expected to come from the questionnaires. From the 200 questionnaires, the housing needs of the BMEs are sought, the reason for this is to assist the report in being more robust by exploring what the BMEs identify to be their housing/ community needs and compare it with the findings from the interview. Table 5.6 shows the responses from the interviewees and the number of references made from each area of question focus.

Tree Node		No of Sources	No of References
BMEs in Regeneration/ BME Housing Needs		11	29
1	BME Housing Needs	11	22
2	BMEs in Regeneration	9	17

Table 5.6: Summary of BMEs in regeneration/ Housing needs node

The interview findings reveal that BME housing needs are very important in the process of regeneration especially in communities where there is a dominance of BMEs. The culture, ethnic background and family structure often affect these needs as there is a peculiarity with BME dominated areas. BMEs were discovered to usually be very family oriented, this was in line with several report findings which identified BMEs as usually having larger family than Non BMEs; for this reason, there is a demand for bigger family homes in BMEs. RP 1 from Rochdale pointed out that an easy way of knowing this is by the demand for such houses by BMEs usually telling by the length of the waiting list for such accommodation. In the houses, the needs of BMEs are also peculiar in general, for example, BMEs often want a toilet downstairs because often times, there is an aged person in the house and such people would not want to climb stairs every now and again. Some cultures and religions demand a prayer room to be located in the house; this is often achieved by having a separate reception area for visitors. In the community, the needs of BMEs was discovered not be so different from those of Non BMEs, for example, one of the most important need for BMEs was crime prevention according to RP3. BMEs show an inclination to participate when the issue to discuss is about crime, but on the contrary to that, they don`t like working with the police.

This again relates to the problem of trust and confidence in the system, which will be discussed in more details under the 'barriers to regeneration' theme. Because of BMEs financial status which is lower on the average than those of Non BMEs, it was discovered that BMEs don't go on foreign trips as much and so they often like to be in places where there are play facilities around the house. BME communities was discovered to be compact and overcrowded, this was because of the dense nature of BME communal living; as a result of this, the areas where BMEs dominate usually had litter problems; this was the view of RP2 from Birmingham. This relates to one of the findings from the pilot study where it was suggested that BMEs are not interested in some of the regeneration issues like litters because they feel like they are the ones that dropped them there in the first place.

From the regeneration enablers point of view, there is a tendency to suggest that BMEs have enough information or at least knew where to get it (which is with the community agencies) but usually the help is not there when they go for it and this in turn discourages people from seeking help. This is the view of RE1 from Camden as he said: *"there are many avenues for engagement, there are many offices, establishments and initiatives in place all for engagement of the community, people don't use them"*

Regeneration enablers interviewed opined that the best level of participation for BMEs will be a suitable level where BMEs know enough about the goings on in the community for them to know if they want to be involved or not. Although the suggestions from regeneration providers shows that it is more desirable if there are BMEs in top levels of participation, like being members of community boards, chairing tenants associations and forming community groups which is a good idea as it is easy to pass on information with this system of communication. RP 2 stresses the need for more BMEs in regeneration positions by stating: *"I will say there needs to be more high level of BMEs in posts from both the council's side and our side. For example in our office, there is a team of 17 and there are only 3 of us who are from the BME background, our program management board or delivery board doesn't reflect the communities that we serve"*

5.4.4 Barring factors and Suggested Facilitators of Participation

This is the theme that attempts to bring out the experience and opinions of the interviewees on problems facing BMEs in regeneration with a view to getting possible solutions to those problems depending on the perspective through which they view the problem. It is understood that since this report does not include the results of the questionnaires, the list of barriers will not be conclusive as a major method of identifying barriers was going to be by getting the BMEs themselves to state what they thought their barriers are. For this reason, the list and solutions provided by the professionals will be viewed as been limited until it has been complimented by questionnaires. Table 5.7 shows the responses and the references made from each. 40 references are made from these focus area and all the respondents from the main interviews were asked to comment on the matter.

Tree Node		No of Sources	No of References
BME Barring Factors		11	40
1	Personal Factors	11	22
2	Institutional Factors	9	19
3	Joint Factors	9	21

Table 5.7: summary of BME barring factors node

The factors preventing BMEs from effective participation is discovered to be varied and depends at times on an individual’s personal circumstances. Some people’s reasons for non participation could be due to language barrier while for some people, it is just because they don’t feel like participating even if it for no reason. These barriers are represented graphical in Figure 5.3. The problems were divided into three categories based on their form and nature. The personal inhibitors are problems that concerned the individuals the most and those which the government or other relevant stake holders can not readily affect (at least not on the short run). For example, religion, level of a person’s education, personal constraints such as time, personal incapacitations like disabilities and a person’s proposed length of stay. Whereas the institutional inhibitors are those barriers that that a BME feels

because of the failings of the regeneration partners, e.g. lack of information or few groups dominating consultations sessions.

The third category of barriers are the ones described as joint inhibitors, these are the barriers that emanates from lack of joint working between members of the community and regeneration agencies. An example of such is lack of trust and confidence or consultation fatigue i.e. too much consultation. Problems like this needs joint solution between the government and the members of the community because a thing like trust is a mutual feeling.

On the depiction below, a list of barriers and their proposed corresponding drivers (solutions) are represented; the arrows show which driver addresses which problem. There are barriers that require more than one driver, for example, a constraint like time constraint can be addressed by both seeking new ways of involving the community and also more effective working with voluntary and community groups.

- I. Personal Barriers: as shown on the theoretical framework below, these problems affect the way an individual will respond to community participation or their willingness to engage with other parts of the community. There are some personal problems such as family and work commitment which inhibits a person's availability to participate. According to RE1, the members of the community are coming from different family settings and hence will require different conditions for community engagement.

Also for people who are failed asylum seekers or whose visas have expired, they will not be willing to participate because they are in the country illegally and hence will want to keep a low profile. Another suggestion was about a resident's proposed length of stay. RE5 made a case about some of the Eastern Europeans who take something like a gap year to come and live in England, such people know that they will not be around for long and so they would prefer not to start what they cannot see through. It also emerged that some religions and cultures prevents men and women from meeting in public places.

2. Institutional barriers: these are the barriers that the regeneration providers and enablers should address more readily as they are problems which usually the BMEs feel they can do little about. For example the 'few people dominating' meetings, RP2 gave an example of some particular group of people who are not regular attendees of meetings with the council but who will come to meetings and 'shout every other person down' just to make their voices heard. This kind of situation puts people off and it subsequently takes time to get this people back on board. Although it can be argued that this barrier is only affecting meetings, RP 2 further stressed that so many people develop a sense of disinterest from such actions. Lack of information and other institutional difficulties were also identified as potential barriers to regeneration. funding is a major source of concern for regeneration professionals, according to the interviewee RP3, the people feel a sense of lack of trust because the regeneration companies keep coming to meet them with seemingly good plans and initiatives, but before long, these companies are gone without completing the plans mostly because the pot of fund has dried up and there is no provisions for variation, then another regeneration company comes with fresh initiatives; these discourages the people from continuing participation. RE3 said that 'though the members of the BME community prefer to engage with voluntary sector, they are not well aware of the type of support available to them through us. And we on the other hand do not have the resources to adequately publicise our activities'. It is seen that BME voluntary community groups are usually operating on a self help basis, the regeneration enablers themselves don't usually understand the system in some parts and because of their relative few years of operations, they find it difficult to extend their services to all the sectors they are registered to cover due to their own lack of funding or adequate asset base
3. Joint Barriers: these are two way barriers preventing effective community engagement. Lack of trust was identified by RP5 as a problem not just for

the members of the community but also for the regeneration providers. He gave the example of members of the community who participated in a consultation to build new blocks of flat with electric cooking hubs in the kitchen. When the building was completed, some groups of the community (who were not part of the consultation process) rejected the project as they claimed that they want gas cookers instead. To make a claim for participation in the decision process, the council tried getting members of the original consultation process to come and take ownership of the decision, but due to pressure, they declined. This was in contrast to the literature finding in **section 2.4.2**; which states that it is expected that ‘programme outputs which have been designed with input from local residents are likely to last longer because communities feel ownership of them’

The facilitators of enhanced participation also emerged from the interviews. As shown in the Figure 5.3, five drivers were identified as potential ways of achieving this. In community capacity building, the respondents agreed that the cut in funding for social side of regeneration has not helped in getting innovative ways of regeneration off the ground. As a result of this, it is advised that if the capacity of BMEs in the community or community groups can be established, it will make it easier for them to champion regeneration initiatives. This is in line with the proposed bottoms up approach of the government through the NDC scheme. In situations, like this, it is definite that the barriers of time, culture difference and sundry insurmountable organisational bureaucracies will be overcome as the members of the community will be the main drivers of the initiative and hence the sole ownership will be with them.

‘People people’ i.e. staff or volunteers who can relate and communicate with community residents both in terms of language and culture are scarce and the cut on spending is making translator a challenge. It was seen that with the government wanting ‘hard findings’ from regeneration providers, it is increasingly more difficult to invest in social regeneration. Organising training for BMEs was also

given as a driver for participation, here RE2 advised that the regeneration related jobs are not often included the trainings provided for BME youths and that this prevents them from aspiring for such positions. This is proposed as a possible solution to low level of education as a problem and also alleviates the problem of 'length of stay' because with adequate training and a possibility of jobs, it is likely that the resident will want to stay longer.

Consultation should be timely as this is an avenue for trust building. There is a difference of opinion on this as an interviewee from Rochdale opined that public perception is usually clouded at the inception of large projects, but that often they become clearer when the project is completed; however every other interviewee supported timely and trust building consultations.

Joint working with local/ voluntary groups, an example of this was given by RP2 as follows *'you can tap into community meetings, if for example, I want to know the mind of Asian women in this area, what I have to do is attend women welfare meeting and that I have often done in the past. Just attending discussion groups, asking their opinions, another thing I do is ask them by leaflets. There are a lot of pitfalls about that because they are not a community, they are communities within a community and so I remember a time we did a post card inviting people to a meeting about the new housing, and it was written in English and Punjabi. I showed it to one of the members and she said that means all the Bangladeshi women will not be attending because it is written in English and Punjabi. And at that time I couldn't get translations because the posters had already gone into press. Luckily, I got in contact with the printers the next day and I said take off the Punjabi because I can't be bothered with endless translations'*

It will be recalled from literature that some barriers to regeneration were identified and highlighted. However, additional barriers emerged from interviewing the regeneration providers and hence Figure 5.3 was produced as from it. The barriers from literature were as follows:

- lack of information or knowledge of the 'system';

- fear that services may not be sensitive to their specific cultural needs;
- fear of discrimination and racism;
- religious or cultural differences
- fear or inability to communicate/ language
- preference for voluntary, community or other informal support networks
- institutional difficulties such as immigration status
- lack of trust in the system

In addition to the above list, the additional challenges of ‘few people dominating’ and ‘visas and right of stay’ also was realised to be a problem preventing some BMEs from participating in the community. The solutions to these problems were sought from the professionals interviewed and the results are categorised in the framework in Figure 5.3 below.

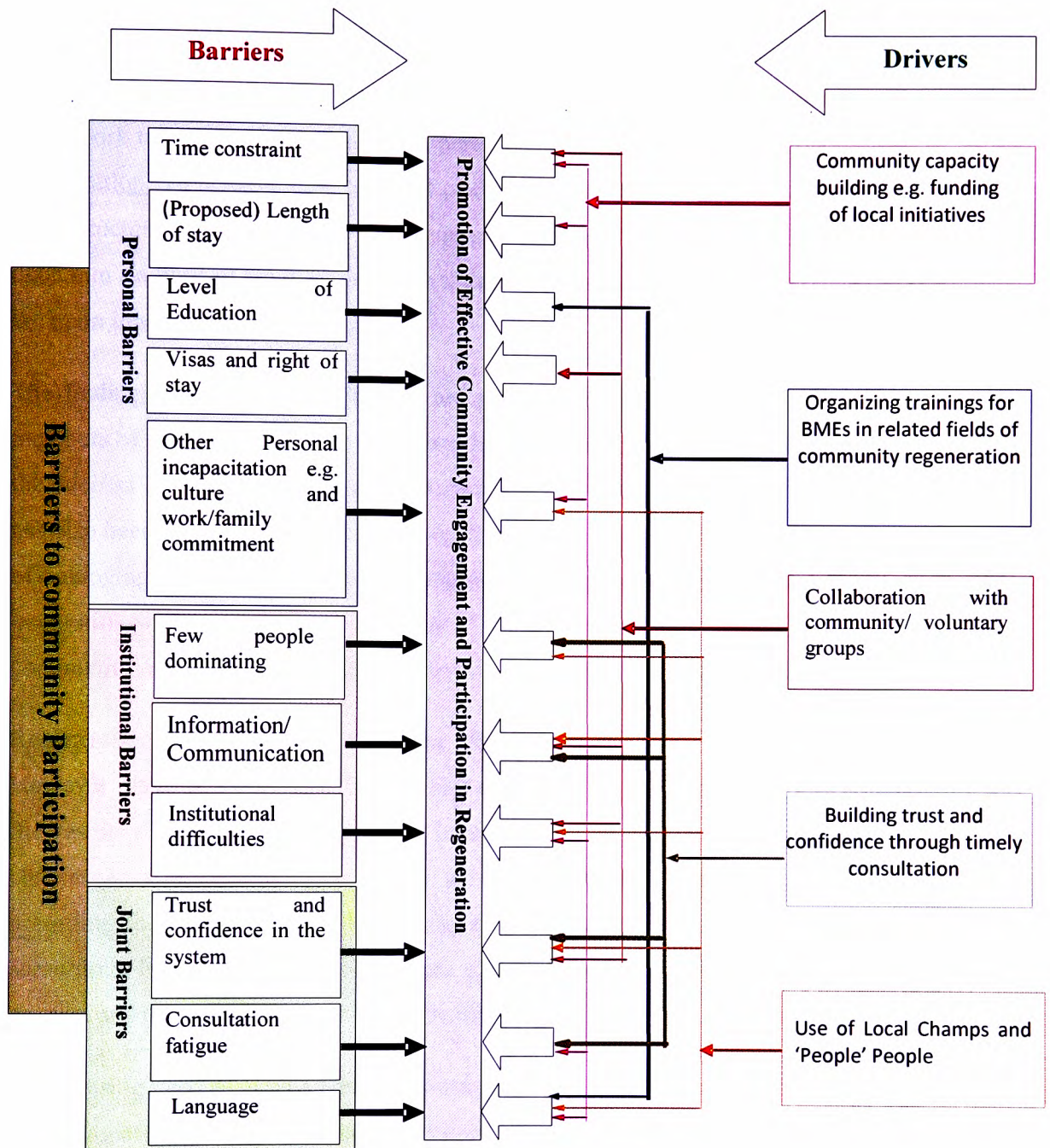


Figure 5.3: Barriers facing BMEs in community participation

5.5 SUMMARY AND KEY FINDINGS

This chapter introduced the main research proposition which is to develop a framework to address and enhance the participation issues of BMEs in community regeneration. To achieve this, series of pilot interviews are conducted followed by semi structured interviews with 11 relevant stakeholders. This chapter presented the main aim findings of the pilot interviews, this findings helped shape the structure of the main interviews.

The findings from the main findings are summarised as follows. Engaging with members of the community is a very good practice and it has considerable effect on the success of regeneration in actual terms. Community cohesion and integration has also been discovered to be a necessity for all communities as it affects the sense of belonging of the residents in communities. There is a need for interactions and integration so that the positive attributes of the different cultures represented in the community might be understood and appreciated as proposed in chapter 2.

Regeneration has been seen to mean different thing to different respondent. However, there is a consensus on the fact that it touches on very many aspects of the residents of a community this is in agreement to the framework finding in chapter 3. The community residents are very important stakeholders because according to the respondents, the regeneration company will only be around for some time, but the community members will be the end users of the regeneration product and they are the ones that will be there for longer.

The housing need of BMEs has been observed to be peculiar as BMEs' economic situations affects need. From the interviews, it emerged that due to the relatively larger family sizes of BMEs, there is a high demand for large family homes in BME dominated areas and also BMEs like open door relaxation parks in their neighbourhood; this was also attributed to the relative cost of travelling on international holidays with a large family, it agrees with the literature finding in chapter 3.

The last of the four themes explored are the factors preventing BMEs from optimal participation and how these barriers can be alleviated. Here the barriers were subdivided into three main categories and six corresponding drivers of change identified. The regeneration providers opined more that funding for social regeneration can be a way forward as most of their KPIs are about hard outputs where the enablers proposed that there is a need for the government to assist in getting more publicity for the voluntary community sector. 'Lack of trust' in the system was seen as one of the main reasons why BMEs do not want to participate with government regeneration agencies.

At this stage of the research, it will be noted that there are two outstanding themes that are yet to be fully explored because of the need for the BME inputs. These themes are 'BMEs in regeneration/ BME housing needs' and 'Barriers to BME participation' theme. The reason for this is because some of the data needed to complete this analysis is locked in the questionnaires; however, the result of the questionnaire survey is hence the focus of the next chapter.

CHAPTER 6: QUANTITATIVE ANALYSIS

6.1 INTRODUCTION

This chapter presents how the quantitative aspect of this research was conducted. It addresses the data collection process, the sample size, responses to the questions and where appropriate, makes inferences and conclusions. As recalled from chapter 4, data and methodological triangulation was proposed for this research for the purposes of completeness, contingency and confirmation as suggested by Jack and Raturi, (2006). Although the qualitative data for this research has been presented and discussed in chapter 4, however due to the challenge in interviewing enough BME members of the society to the level of data saturation, questionnaire surveys are used to reach these people with a view of giving the research balance and also complimenting qualitative research findings.

‘Survey’ is a research method used for obtaining large amounts of data from a large number of people using statistical techniques (Chapman 2005). It usually takes the form of self completed questionnaires, which are value free and the results from them can be systematically analysed (Barbie 2010). It is not however without its own flaws, one of which is low response rates. This problem was adequately addressed in the sampling method used in the process and this will be discussed in following sections.

In its simplest form, statistics is the science of making effective use of numerical data relating to groups of individuals or experiments. There are two branches of statistics namely ‘descriptive’ and ‘inferential’ (Nadim, 2009). Descriptive statistics involves summarizing, tabulating, organizing and graphing data for the purpose of describing a sample of individuals that have been measured or observed (NMS, 2007). No attempt is made to infer the characteristics of individuals or make inferences about relationships. Inferential statistics on the other hand takes descriptive data further by measuring correlations and relationships in an attempt to draw conclusions (Field, 2005). Both methods of statistics are adopted in this research; modal, median and average responses are investigated in order to ascertain response consensus from participants, and where appropriate, inferences

are made on the analytic results. The first part of the analysis in this chapter presents the descriptive statistics while the latter discusses the inferential.

The questionnaire used in this research is divided into sections, each section's analysis commences with an aim and objective which is usually directly linked with either the literature findings or inference from interview data collected, the analysis is then conducted (either descriptively or inferentially), the findings are presented and then the section closes off by a brief summary. All the sectional findings are collated at the end of the chapter to present a succinct and concise chapter summary.

6.2 QUANTITATIVE DATA: QUESTIONNAIRES

The use of quantitative data within this research process is to complement the interview findings and to give the research more balance by getting some input from BMEs. The construct of BME participation in regeneration was reduced into 28 questions which helped in comparing and complimenting findings from both the pilot and main interviews.

It has been noticed at both the literature review and qualitative interviews that BMEs are very diverse and so it is considered that it will be very time consuming to interview this class of people one a one to one basis, hence the reason why questionnaires were used. The target audiences of the questionnaires are people who are over the age of 18 years; consider themselves BMEs and are in England for reasons other visit or transit. A brief description of the research focus was attached to each questionnaire. The questionnaires have satisfied all ethical requirements as passed by the University's ethical committee. 250 questionnaires were distributed with 203 completed and returned. This level of 80% response rate was achieve as a result of the 'snowball' method of distribution used in some cases especially where there is an established presence of obviously qualified participants. The questionnaires are anonymised, BME congregations are targeted and approached, and this helped solve the problem of having to send out surveys blindly. On the

other hand, in order to prevent cutting out people that doesn't belong to any association or congregation, individuals were also target and in many instances, those approached had other colleagues or friends that fit into the BME description and who could as a result of this help by filling the survey. A copy of the questionnaire is attached as appendix 4.

6.3 QUESTIONNAIRE OVERVIEW

The questionnaire is divided into 4 parts as follows:

Part 1- Profile: this introduces the respondent, their age, ethnicity; level of education, how long they have been in their community and what generation of BME they are in. The aim of this part is to get some background information about the respondents, ensure that there is no representation of inappropriate respondents e.g. under aged people and to get a wide scope of the ethnicity and educational level of the respondents. A simple question about their length of stay within their community is included in order to check if truly the length of stay of people affects their community participation orientation or to see if their generational presence in the country will have an effect on the way they see themselves as members of the community. For example, if third generation BMEs would be more involved in regeneration than first generation BMEs or vice versa.

Part 2- Community Participation: this looks into how the respondent thinks of the current regeneration in their area, the level and source of information, what they are interested in and what level of impact they think they have on the process of regeneration. This part sets out to see if membership of community associations can help in facilitating interests in community activities, its main aim is to investigate the perception of the respondents to regeneration activities, to see what the respondents think of the level of information available to them and also to see what kinds of activities they are generally interested in and also to examine their opinions on the efforts by regeneration agencies to engage with members of the community. The concept of *community* as an aspect of group life in this research

stems from Holdsworth and Hartman's (2009) description of a community as "a group of people who live in a local area and who therefore have certain interests and problems in common."

Part 3- Barriers to Community Participation: asks questions about if the participants in the survey have been involved at any time in the past, what barriers did they face in the process of participation and engagement in regeneration and what they have done about this barrier e.g. have they given feedbacks to the relevant agencies to alert them of this problem. There is an opportunity for the respondents to rank the barriers facing them in regeneration in this section. The barrier-question is systematically subdivided into two. The first asks about any institutional barriers facing them and the second question is about any personal or individual barriers they think is militating against them. These questions are then correlated with the respondent's other attributes in order to ascertain what factors contributes to this barring factors.

Part 4-Housing Needs: this part sets out to identify what the needs of BMEs are in terms of housing requirements in regeneration, both within the household and in the wider community.

As mentioned in section 5.7, Figure 6.1 shows the questionnaire format and how the focus question has been positioned in line with the associated questions in the questionnaire in an attempt to capture the required information from it.

FOCUS QUESTION	REQUIRE INFORMATION	ASSOCIATED QUESTION
Research focus 1: what are the barriers preventing BMEs from participating in regeneration?	<ul style="list-style-type: none"> Identify any problems and barriers Identify reasons for lack of continuous participation 	QUESTIONS C1-C7
Research focus 2: what are the housing and community needs of BME?	<ul style="list-style-type: none"> Community interests in regeneration Community interests within the community 	QUESTIONS B1, 3-5, 11-12, C9, D1-2
	<ul style="list-style-type: none"> Perception of regeneration providers Access to information and consultation 	QUESTIONS B3, 5-10

Figure 6.1: questionnaire format and plan of investigation

6.4 RELIABILITY TEST

The purpose of a reliability test for this questionnaire as suggested by Sushil (2010) will be to determine its consistence and ability to measure a construct. Questionnaires are often used to measure constructs such as happiness, health, participation etc. According to Hilton et al (2004), a questionnaire should be consistent in measuring any construct it is designed for; that is reliability. Joppe (2000) in Golafshani (2003) defines reliability as “the extent to which results are consistent over time” it also measures the degree to which a result accurately represents the total population under study. A quantitative researcher attempts to fragment and delimit phenomena into measurable or common categories that can be applied to all of the subjects or wider and similar situations, it also involves the "use of standardized measures so that the varying perspectives and experiences of people can be fit into a limited number of predetermined response categories to which number are assigned". There are a number of ways to determine the reliability of a test. According to Burns (2000) these include:

- Test-rest method

- Alternate forms method
- Split half method
- Internal constituency method

Cronbach’s alpha is one of the most important ways of measuring reliability (Yu, 2005). It is an internal consistency method which examines the number of questions on a questionnaire and the average inter-item correlation. The result ranges between 0 for completely unreliable tests and 1 for completely reliable tests (Hilton et al 2004). The generally acceptable range of Cronbach’s alpha is between 0.7 and 0.8. SPSS is used for the computation of the Cronbach's alpha for the questionnaire and the result is as shown on Table 6.1 and Figure 6.2

Cronbach's Alpha	Cronbach's Alpha Based on Standardized Items	N of Items
.735	.741	96

Table 6.1: Reliability Statistics

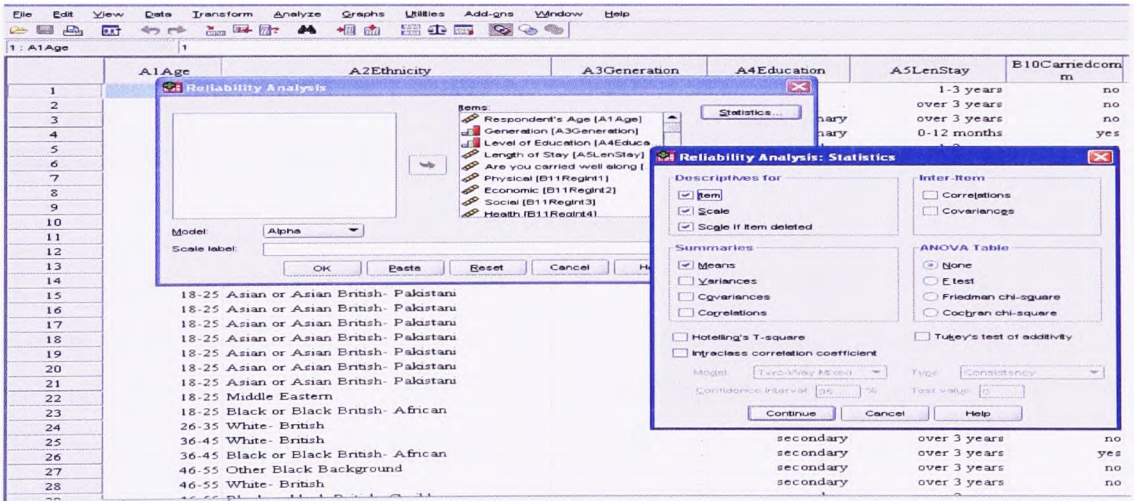


Figure 6.2: screen shot of reliability test from SPSS

Table 6.1 above shows the Cronbach's as 0.735 which shows the reliability of the questionnaire used. This implies that the results obtained from the analysis of this questionnaire are trustworthy, repeatable, dependable and reliable to an acceptable extent.

6.5 QUESTIONNAIRE ANALYSIS

6.5.1 Respondents Profile

This section describes the sample space and the general profile of the respondents. The aim of this section is to explore the response sample in relation to their ages, ethnicity; length of stay, generation and level of education. Apart from the general description of the respondents, the objectives of this section will also be to

- Find out if there is a particular age bracket that participate more than the others
- To investigate how respondents described themselves in terms of ethnicity.

Table 6.2 summarizes the responses in relation to the profile questions asked. All respondents stated their age range and ethnicity, three people declined stating their ethnicity; two people declined stating their level of education while just one person did declined stating their length of stay in their current community.

Statistics					
	Age	Ethnicity	Generation	Level of Education	Length of Stay
Valid	203	203	200	201	202
Missing	0	0	3	2	1

Table 6.2: General profile of respondents

A. Respondent’s Age Distribution

As part of the profiling process of the respondents, their ages were asked in order to ascertain that there were no ‘under 18s’ in the sample and also to investigate if there was an age implication on participation. Both Table 6.3 and Figure 6.3 show the age range of the respondents. It reveals that most of the respondents were within the 26-35 age range making 37.4% of all the 203 respondents, the least response age category were the over 55s. With even the age range ‘46-55’ added to the above 55’ range, they still amount to only 10.9% of the total response.

		Frequency	Percent	Valid Percent
Valid	18-25	63	31.0	31.0
	26-35	76	37.4	37.4
	36-45	42	20.7	20.7
	46-55	17	8.4	8.4
	Above 55	5	2.5	2.5
	Total	203	100.0	100.0

Table 6.3: Respondent's Age Distribution

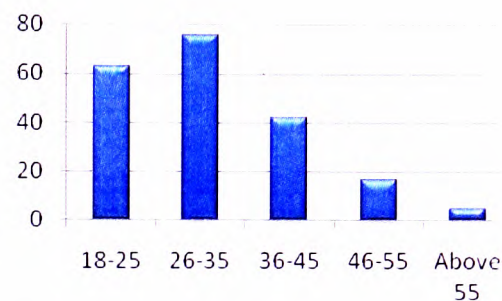


Figure 6.3: Respondents Age

B. Ethnicity

As recalled from chapter 3, BMEs in the UK are of diverse ethnicities. The ethnicities of the respondents were considered in order to investigate the assumptions that cultural background and ethnicities affect participation as some of the interviews suggested. Table 6.4 shows the ethnicity categorization of the respondents to the survey; the classification adopted was based on the equal opportunities act of 1995. The table shows the various ethnicities represented in the survey, their corresponding frequencies and percentages.

	Ethnicity	Frequency	Percent
Valid	Missing	3	1.5
	Asian or Asian British-Indian	13	6.4
	Other Black Background	7	3.4
	White- British	17	8.4
	White- Irish	2	1.0
	Other White Background	9	4.4
	Mixed- White and Black African	11	5.4
	Mixed- White and Asian	3	1.5
	Other Mixed Background	1	.5
	Other Ethnic Background	6	3.0
	Asian or Asian British- Pakistani	15	7.4
	Asian or Asian British- Bangladeshi	6	3.0
	Middle Eastern	9	4.4

Chinese/Other Ethnic Background	11	5.4
Other Asian Background	12	5.9
Mixed- White and Black Caribbean	10	4.9
Black or black British- Caribbean	9	4.4
Black or Black British- African	59	29.1
Total	203	100.0

Table 6.4: Respondents’ ethnicity classification

It shows that one of the respondents did not fit into any of the stated ethnicities hence they chose ‘Other Mixed Background. It was also revealed by the table above that the majority if the respondents were people of ‘Black or Black British’ ethnicity. However a closer look at the table shows the fragmented nature of the Asian category, hence clustering the ethnicities into three broad categories of ‘Asian Background’, African Background’ and ‘White and Other Background’, the distribution will appear as shown on Figure 6.4. Asian background included Mixed-White and Asian, Asian or Asian British-Indian, Asian or Asian British- Pakistani, Asian or Asian British- Bangladeshi and Other Asian Background while African background are those categorized originally under Other Black Background, Black or black British- Caribbean , Black or Black British- African; whilst the rest were placed under the White and other background. These responses are further analysed in following sections where correlations will be made between one’s ethnicity and regeneration interest and participation.

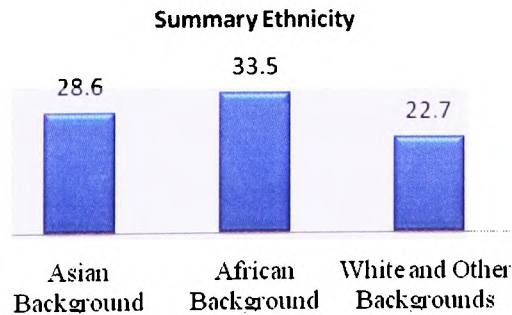


Figure 6.4: Summary ethnicity of respondents

C. Level of Education

Question A4 in the questionnaire asked about the level of education of the respondents. This is to investigate the literature findings which suggested that the level of education of members of the community affects regeneration interests and how people respond to participation initiatives in a positive way. Table 6.5 describes the levels of education of the respondents to the survey. All the 203 respondents answered the question with the majority of the people having university education and above at 68%. This included those that already had a degree or those currently studying for one. This aspect of the respondents profile will be carefully studied later to ascertain any relationships between level of education and the aspects of regeneration which an individual is more likely to be interested or engaged in.

		Frequency	Percent
Valid	Primary	2	1.0
	Secondary	62	30.5
	University and above	139	68.5
	Total	203	100.0

Table 7.5: Respondent's Level of Education

D. Length of Stay and Family Generation

The questionnaire asked about each respondent's length of stay within their current communities as well as how many generations of their family has been in the UK. First generation referred to people who migrated to the country themselves as an adult, the second generation were those that were born here while the third generation were those whose parents were born in the UK. The purpose of this question was to find out if people whose family has been around for longer are more inclined to see community regeneration as their duty than others or if the length of stay of an individual in a community influences how they see themselves within the community. The results of the respondent's length of stay was later cross tabulated with other results such as 'sense of belonging', 'belonging to associations within the community', and 'influence on regeneration'. It also wanted to see how those who have stayed longer will see regeneration as a whole and to see if they

will think they are being carried well along by the regeneration providers. Table 6.6 show the SPSS case processing of the cross tabulation of length of stay of the respondents and their family generation. It is seen that there were 157 responses to the question with 46 missing. There were only seven (7) respondents from the 3rd generation, this could be as a result of the relative ages of these people as the lowest age for responding to this questionnaire was set at 18 years of age.

Generation * Length of Stay Crosstabulation				
	Length of Stay			Total
	0-12 Months	1-3 Years	Over 3 years	
1st generation	17	37	60	114
2nd generation	3	11	22	36
3rd generation	1	2	4	7
Total	21	50	86	157

Table 6.6: length of stay and generation

This section has presented and described the sample size of the respondents to this questionnaire survey. Their ages, ethnicity and other basic profile information were presented and it shows that all the respondents are suitable. The analysis of this section was descriptive in nature as it only expresses the basic details of the respondents. It was seen from the ethnicity question that some respondents don't feel like their ethnicity has been catered for in the 'ethnicity and diversity' commission list. These were the people who ticked 'other background'. Also, a simple cross tabulation conducted shows that majority of the respondents have been in their community for more than three years and are first generation BMEs in England. 68.5% of the BMEs surveyed had a university degree and 37% were between the ages 26-35.

6.5.2 Respondents' Influence on Regeneration

This section describes the respondent's opinion and feelings about the regeneration activities in their area. The objectives of this section among others is to

- Survey the level of information available to the respondents
- Investigate the opinions of the respondents in relation to community regeneration in their communities
- Explore the regeneration interests of the respondents

The respondents feeling about themselves as a member of the community will be asked in order to see how they see themselves in the community e.g., 'do you consider yourself a part of your community', 'are you aware of regeneration plans or activities in your community' etc. Questions about their opinion on the current regeneration will be analysed to see how members of the community feels about the goings on in their community. These questions will be cross tabulated with the profile in order to answer some of the questions raised in section 1; the purpose of this will be to see if there is a peculiar profile for prospective participants in community regeneration.

A. Association within the Community

As noted in section 5.6.1 of interview analysis, belonging to a community group can aid cohesion and integration. The 'connected communities' report by Rowson et al (2010) concluded that social isolation, unemployment and anti-social behaviour can all be more effectively tackled through the use of social network analysis. This suggestion informed the opening question of section 2 in the questionnaire and below is the frequency analysis of the responses. The 'N' represents the number; valid shows the number of the people that answered the question and missing shows the people that declined answering the question. From Table 6.7a, it shows that overall, two people declined the question. Table 6.7a shows that 40% of the respondents said they belonged to an association within the community with about 60% answering 'No'.

Length of stay within a community is a factor identified from literature as a possible reason why people belong to associations, for this reason, the profile question on length of stay will be cross tabulated with ‘association within community’ result to see if there is a link between the time spent in an area and membership of community or voluntary groups and the results are shown in Table 6.7b.

		Frequenc y	Percent
Valid	Yes	81	39.9
	No	120	59.1
	Total	201	99.0
Missing	System	2	1.0
Total		203	100.0

Table 6.7a: Association within Community

		Community Association		
		Yes	No	Total
Length of Stay	0-12 months	10	17	27
	1-3 years	25	33	58
	Over 3 years	45	70	115
Total		80	120	200

Table 6.7b: Length of Stay* Association within the community

Figure 6.5 show that the length of stay does not directly affect the membership of associations within the community. It is seen from the result that the members of the community who have been around for 1-3 years had the highest proportion of membership of association, the second was people within the over 3 years range while the lowest was the 0-12 category.

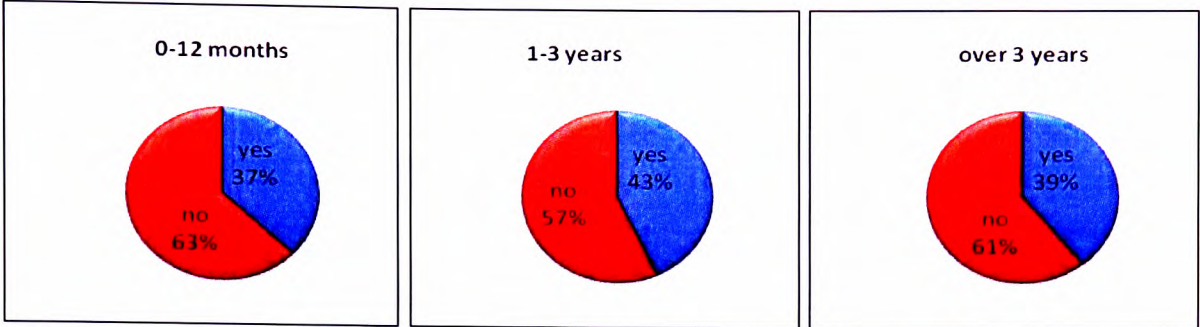


Figure 6.5: Length of Stay * Association within Community Crosstabulation

B. Sense of Belonging

The aim of this question is to investigate the how people feel regarding their sense of belonging or community membership to their community. The results are presented below in Table 6.8a and 6.8b. Table 6.8a shows the frequency of responses obtained from the questionnaire. It shows that 69% of the respondents considered themselves a part of their community, however, to see how the duration of their stay has affected this decision, the author did a cross tabulation on the length of stay and ‘do you consider yourself a part of your community’ results and the outcome is shown in Table 6.8b. Table 6.8b show the results of the cross tabulation between the respondent’s length of stay and their consideration of themselves as part of the society

	Frequency	Percent
Yes	140	69.0
No	55	27.1
Total	195	96.1

Table 6.8a: Respondents’ consideration of themselves as members of the community

		Do you consider yourself part of the community?		Total
		Yes	No	
Length of Stay	0-12 months	17	7	24
	1-3 years	33	23	56
	Over 3 years	89	25	114
Total		139	55	194

Table 6.8b: Do you consider yourself part of the community * length of stay

C. Settlement within the Community:

This section looks at the responses in terms of how the respondents feel settled in their community. It was seen that residents between the 1-3 years range had the lowest proportion of people who doesn't feel settled in their community. It also appeared that more the people who have been in their local community for 1-3 years said that they don't feel settled in the community as the figure was 65% for them as against 76 and 88% for those in the 0-12 months and over 3 years durations respectively.

		Frequency	Percent
Valid	Yes	156	76.8
	No	40	19.7
	Total	196	96.6
Missing	System	7	3.4
Total		203	100.0

Table 6.9: Do you feel settled in your community

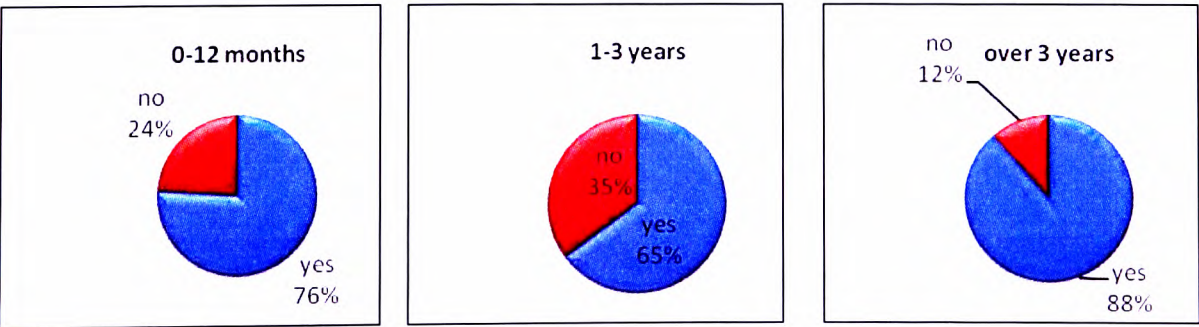


Figure 6.6: settlement within community* length of stay

D. Awareness of Regeneration Activities

The level of information or awareness of the members of the community is very crucial to community participation, as noted from literature; ‘information’ is the lowest level of participation. To ascertain the level of information of the respondents, question B5 of the survey asked about awareness of regeneration plans or ongoing activities. The results are presented in Table 6.10. It shows that only 38.9% of respondents are aware of any regeneration activities in their community

		Frequency	Percent
Valid	Yes	79	38.9
	No	119	58.6
	Total	198	97.5

Table 6.10: Awareness of regeneration plans

In order to investigate the approach through which the plans of regeneration are communicated to the members of the public, the questionnaire asked the respondents that said they are aware of regeneration activities how they got to know about it. The results are shown on Figure 6.7.

Not surprising is the fact that ‘discussions within community groups’ had low responses, this further support the earlier finding about membership of community groups being low as discussed in section 5.5.2.a.

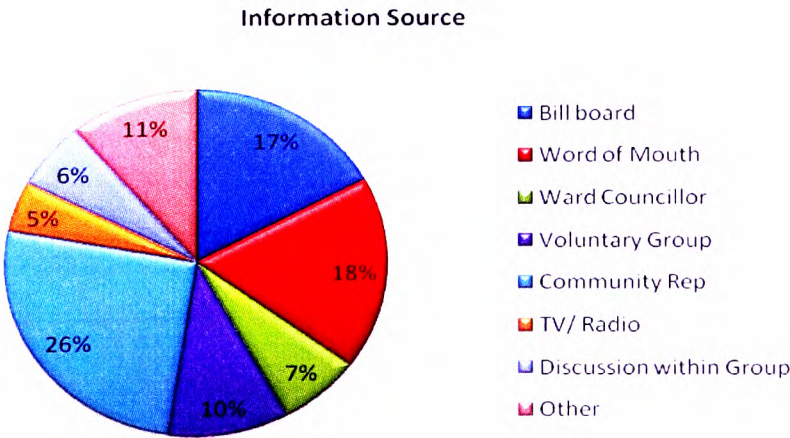


Figure 6.8: Information Source

E. Influence on Regeneration

Community members’ influence on regeneration and other community activities is reviewed in this section in line with the research questions of this thesis. Public engagement according to Burton (2003) and Burgess et al (2001) in the literature review (section 2.4.1) was suggested as having lots of benefit to the implementation and success of community regeneration. Skidmore *et al.* (2006) in JRF (2009) identified three principal potential benefits as it leads to better and more responsive services, it tackles people’s disengagement from politics and the democratic process and it builds social capital. These assertions are now explored by asking the respondents if they think they have any influence on regeneration and what level of influence they think they have. The responses are categorized into ‘no influence whatsoever’, ‘very little’ and ‘considerable’. The results are shown in Table 6.11. It is seen from the table that only 14.8% of the sample said they had considerable influence on regeneration with 43.3% identifying with ‘very little’ as the best description for their influence on regeneration. This led to the next analysis which based on comparing the respondents length of stay in their communities with the influence they think they have on regeneration. The results are discussed in section 5.6.5.

		Frequency	Percent
Valid	No influence whatsoever	79	38.9
	Very little	88	43.3
	Considerable	30	14.8
	Total	197	97.0

Table 6.11: Influence on Regeneration

F. Length of Stay and Influence on Regeneration

Length of stay was however thought to be a reason for the respondents’ feeling on influence on regeneration. To this light, this section presents the result of the cross tabulation which explores the relationship between what influence community members think they have on regeneration in relation to their lengths of stay within their community. The survey shows that 79 of the 196 respondents to question B12 (i.e. what influence do you think you have on regeneration plans within your

community?) believes that they don't have any influence whatsoever, 88 people think they have very little influence while only 29 agree that they have considerable influence on the plans. But to see if the length of stay within this communities is a factor that influence this decision frequently, it can be seen that 44 of the 116 respondents who have been in their community for over 3 years i.e. 38% think they have no influence at all, this figure is 46% for people who have been there for 1-3 years while it is 40% for people who have only been there for about 1 year. 16% of the people who have been in their community between 1-3 years actually appeared to be the ones with the highest tendency to see themselves as having considerable influence on regeneration as shown on Table 6.12 and Figure 6.9.

		Influence on Regeneration			Total
		No influence whatsoever	Very little	Considerable	
Length of Stay	0-12 months	10	12	3	25
	1-3 years	25	21	9	55
	over 3 years	44	55	17	116
Total		79	88	29	196

Table 6.12: Crosstabulation of Influence on regeneration*length of stay

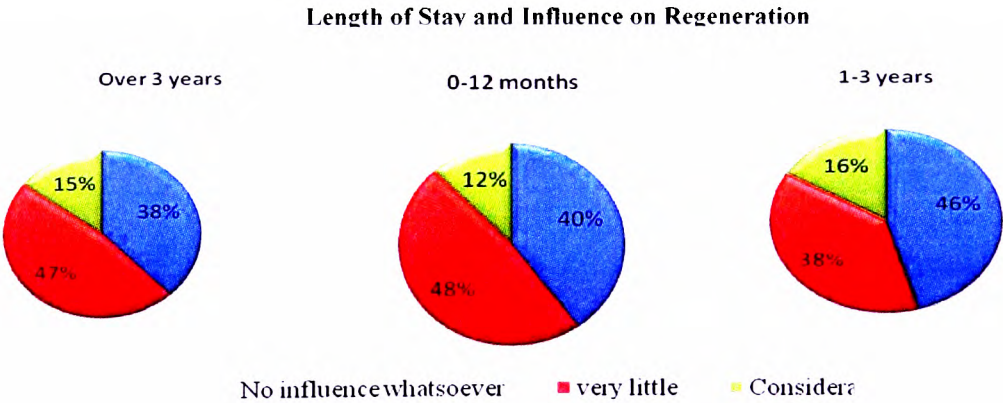


Figure 6.9: Length of stay vs. regeneration influence

G. Regeneration Interests

There are many aspects of regeneration (Roberts and Sykes, 2000) and it touches on almost every part of lives as members of the community (sections 2.3 and 5.6.2). The rationale behind this analysis is to explore what types of activities interest people most and what activities are the respondents least likely to want to participate in. Also a comparison is made between the profile of the respondents and the aspect of regeneration they are interested in.

Table 6.13 shows the results of the interests of the respondents in terms of regeneration focus. It shows that 105 people (51.7%) agreed that will be more interested in matters of economic nature and only 12 (5.9%) people said they will want to be interested in other aspects of regeneration other than the ones proposed in the questionnaire. Asides the 'other' category (e.g. religious/ spiritual, speciality sports etc), the least ticked aspect of regeneration was 'health'. Only 49 (24.1%) people ticked this as an aspect of interest to them where as 'physical' and 'social' aspects of regeneration were close in the results at 84 and 86 ticks respectively.

Regeneration focus	Yes (Ticked)	Percent	No (Not ticked)	Percent
Physical	84	41.1	117	57.6
Economic	105	51.7	96	47.3
Social	86	42.4	115	56.7
Health	49	24.1	152	74.9
Educational	75	36.9	126	62.1
Other	12	5.9	189	94.0

Table 6.13: Regeneration Interest

It is expected that the regeneration interests of community residents will be affected by their levels of education going by the evidence from literature which suggested that the level of education is usually a function of social acceptance and participation. This research compares the level of education with aspect of regeneration. Because of the low level of responses from people with only primary education, this category is merged with secondary level education.

Figure 6.10 shows that the greatest interest of respondents with university education and above appeared to be in economic activities. This is in line with the previous result on Table 6.14 which shows that economic activities had the highest number of responses, however, health and physical aspects of regeneration now appears to be of highest interest to people with secondary education.

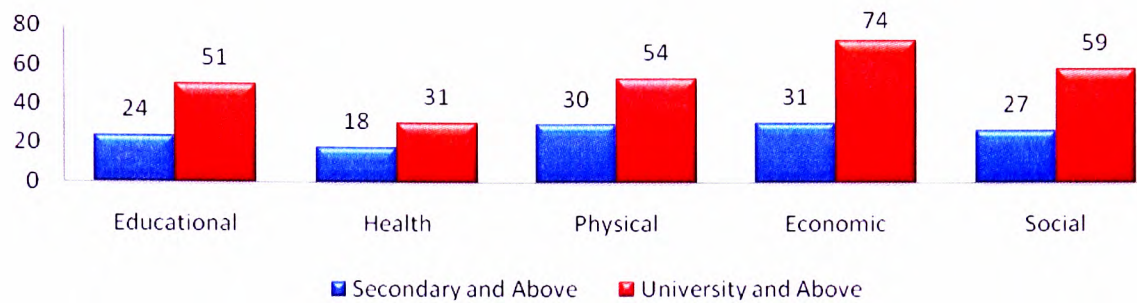


Figure 6.10: comparison of level of education and regeneration interest

This section has achieved its aim and objective. In reviewing the influence of community members on regeneration, it has been seen that there is a low level of BME awareness of community regeneration initiatives which corroborates literature by agreeing that BMEs are still on a very low level of participation and this in turn affects their ‘sense of belonging’ as only 14% of respondents feel like they have any influence on regeneration matters in their community. The next section however investigates the reason for this lack of participation.

6.5.3 Community Participation Barriers

I Discontinuity in Community Participation

There have been many reasons why people don’t participate in their communities, according to Burton (2000); simple lack of interest can deter a person from engaging with community activities. Dekker (2007) however stated that for those who are informed but unwilling to participate, there is very little that can be done to engage them. RP2 and RE3 both agreed that some people participate because they feel that the current regeneration activities going on are of immediate interest to

them because of what they stand to gain from the process; for such participants as this, once the activities are over, they cease to participate. With the awareness that some people participate for some time and then cease, this survey asked respondents if they have participated in the past and if they have stopped participating, why did they do so.

The barrier questions in the section are in two parts. Part one is specifically about those that were participating initially but had to stop, part two is for anyone, either past participants or not. For those who have been involved in the past, the survey asked ‘have you been involved in the past’ and the results are as shown in Table 6.14.

		Frequency	Percent
Valid	Yes	55	27.1
	No	139	68.5
	Total	194	95.6
Missing	System	9	4.4
Total		203	100.0

Table 6.14: Past involvement

Only 27.1% of the total respondents stated that they have previously been part of community activities, 68.5% said ‘no’ and 4.4% of the results are missing due to no response. Within this response, the survey further asked if the respondent was still participating. The results are shown in Table 6.15. Table shows the current participation state of the 55 responses that said they were participating previously. Here, only 24 of the 55 are still participating with 31 respondents saying they no longer participate.

		Frequency	Percent
Valid	yes	24	11.8
	no	31	15.2
	Total	55	27
Missing	System	146	73
Total		203	100.0

Table 6.15: Are you still involved

The descriptive statistics of the reasons given for discontinuity in participation is presented in Table 6.16. It shows that 43 people made a choice on the option on ‘disinterest in regeneration activities’, while 36 filled the option of ‘too much consultation’

Reason for discontinuity	N	Mean	Std. Deviation	Minimum	Maximum
Disinterest in regen activities	43	2.9535	1.25268	1.00	5.00
Language barrier	38	2.2632	1.08264	1.00	4.00
Too much consultation	36	3.3056	1.36945	1.00	5.00
Other institutional barriers	38	3.3158	1.27566	1.00	5.00
Planned length of stay	39	3.4359	1.37257	1.00	5.00
Lack of trust	40	2.9000	1.23621	1.00	5.00

Table 6.16: Descriptive Statistics of reasons for discontinuity in participation

A quick summary of the average reasons for lack of discontinuity in regeneration activities is given in the Figure 6.11 below. It shows that on average, transience is the highest ticked reason for discontinuity in regeneration participation and language barrier is the least chosen reason.

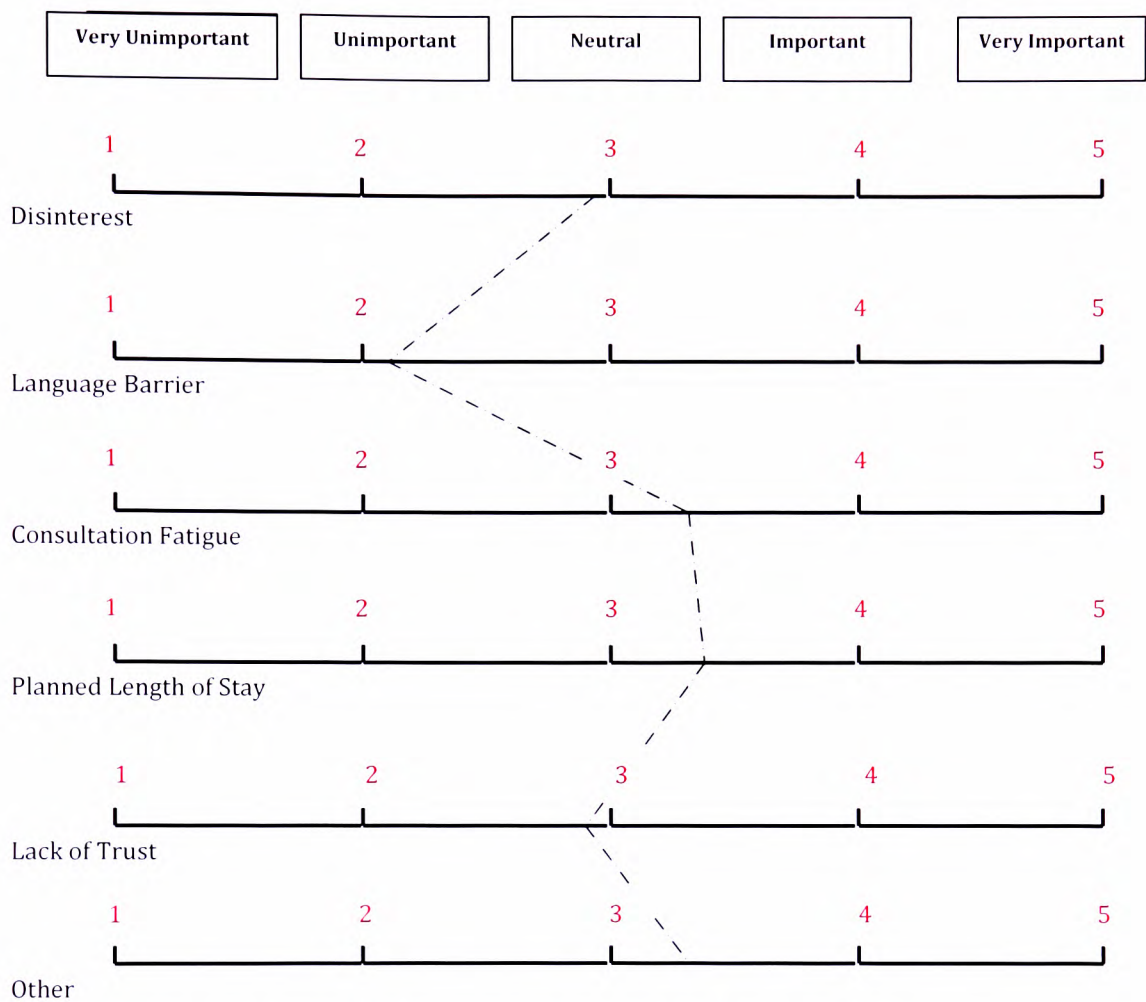


Figure 6.11: Average score for 'reasons for discontinuity in participation'

II Reasons for Lack of Participation

In order to know what then the barriers are preventing BMEs from participating, question C6 in the questionnaire directly asks the question. C7 gave general problems as emerged from section 2.4.4 of literature which may prevent participation. Respondents were asked to rank this problem on a scale of 1-5, with 1 being 'very unimportant' and 5 'very important'. Table 6.17 shows the distribution of the responses, in order to simplify the result, Table 6.17 merged the result of 'important/very important' into one sect and tagged it 'important' and same was done for very 'unimportant/ unimportant'. In grouping the responses, Figure 6.12 shows the barriers which were mostly ranked unimportant against those that were ranked very important/important, while Figure 6.13 shows the barriers that were ranked as neutral. Work commitment and family commitment came up to be the most important reason for non participation with 55 and 60 ticks respectively. 'Language barrier' was the most rated as 'unimportant'.

Reason	Very Important/ Important	Neutral	Very Unimportant/ Unimportant
Crime	30	22	77
Immigration status	22	22	88
Family commitment	55	32	42
Lack of opportunity	43	41	41
Disinterest	25	52	53
Social acceptance	28	25	75
Cultural background	33	27	79
Racism	19	32	71
education	27	23	81
language	19	19	93
unawareness	45	40	42
work commitment	60	28	43
lack of trust in the system	28	38	64

Table 6.17: Reasons for non participation

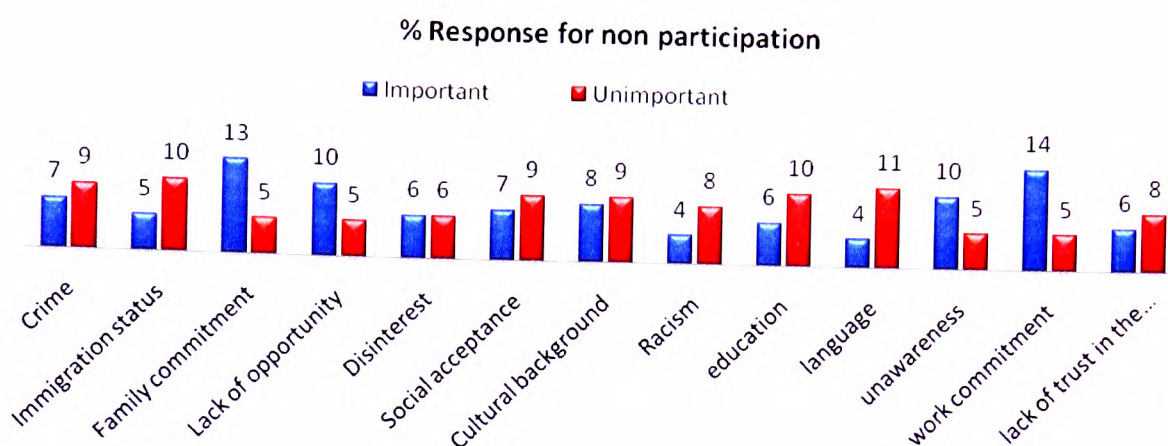


Figure 7.12: % Response to 'Important/unimportant' reasons for non participation

Disinterest in the area of regeneration emerged to be the highest rated 'neutral' reason for non participation as shown on Figure 6.13

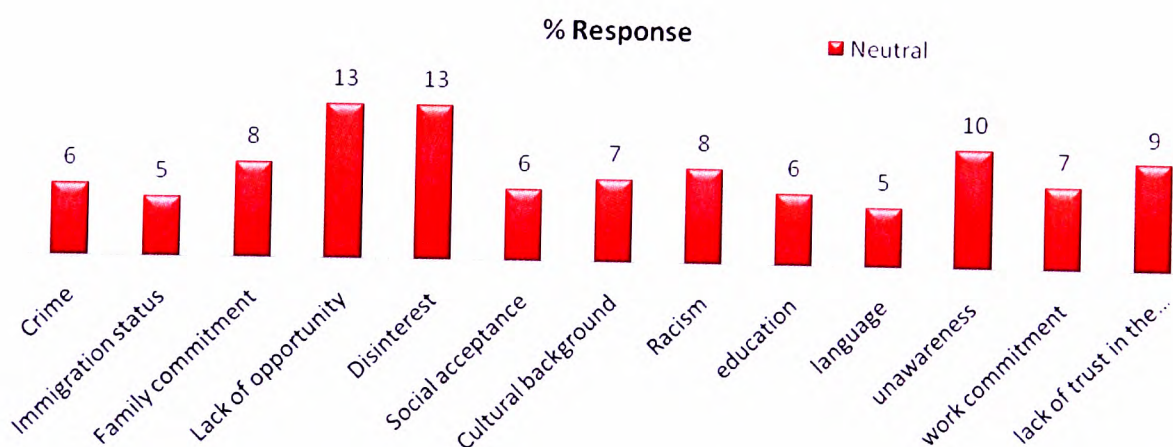


Figure 6.13: 'Neutral' reason for non participation

The average response scores to the 'reason for non participation' are shown in Figure 6.14 below.

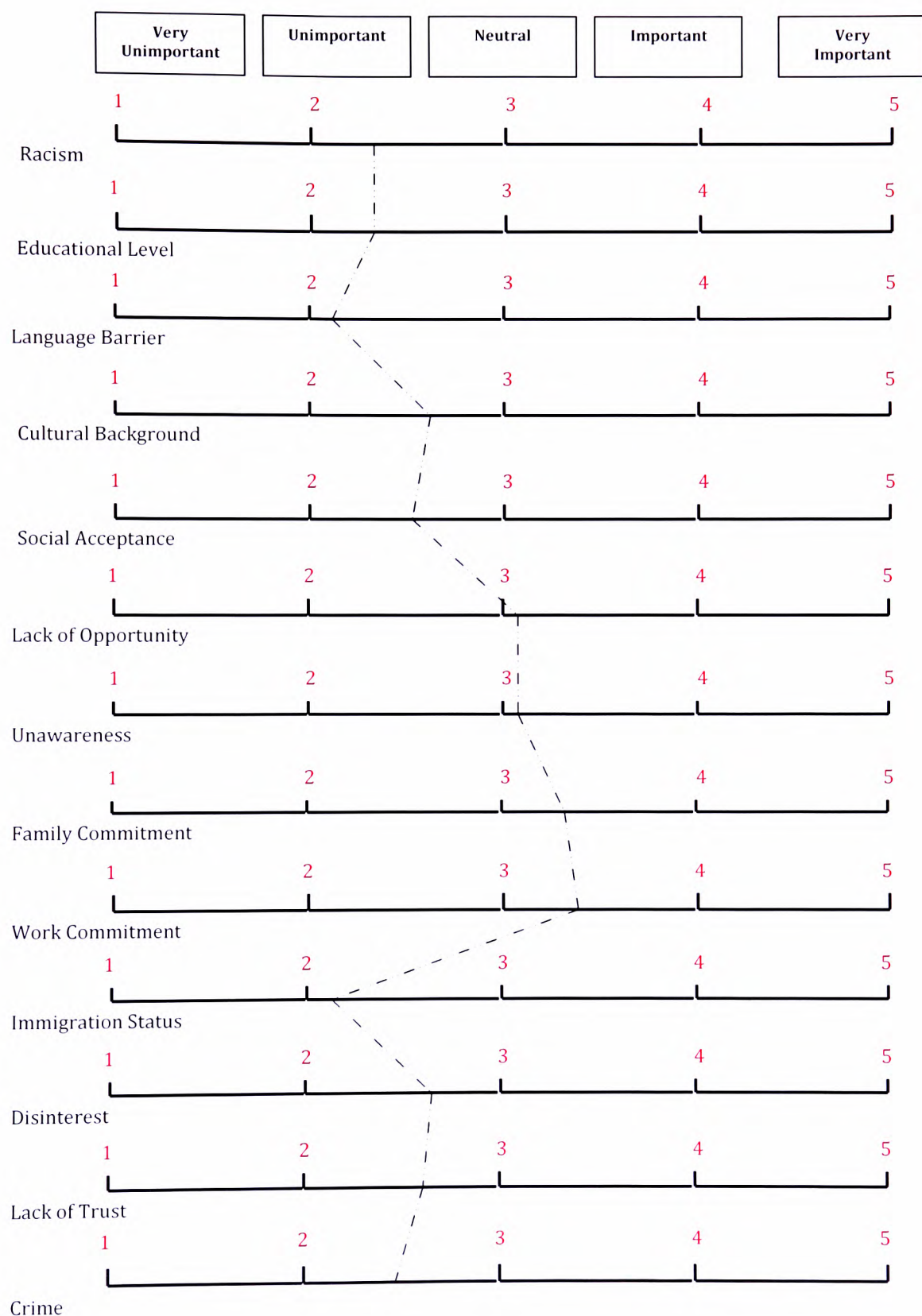


Figure 7.14: Average score for 'reasons for non participation'

In line with the aim of this section which is to investigate the barriers preventing BMEs from participating, it came out of the descriptive statistics that the most important reasons were 'work and family commitment'. It is also revealed that 'language' and 'racism' is not an important problem according to the respondents.

6.5.4 Housing and Community Needs

This section identifies the housing and community needs of the respondents. It is in two parts, the first part discussed the needs of the people in relation to the community as a whole, and the needs are categorized under five issues for effective data handling. The categories are 'quality', 'access and proximity', 'safety', 'cost/design' and 'community'. The second part discusses the problems relating to the respondents house as a unit. This part is also categorized under two issues which will be discussed in following sections.

1 Quality Issue

This category relates to factors that the respondents feel are required in order to make their community better. The question asked was based on their opinion on what makes a community good to live. The quality issues here are such factors as the quality of environment, quality of housing and quality of local facilities. The responses were analysed by the frequency of tick to see which factor is chosen by most respondents. The result is presented in the pie chart in Figure 6.15. The quality of the neighbourhood and environment emerged to be the reason with the most number of ticks under this category as what makes a good neighbourhood, it also shows that the quality of shops was not seen as such a major factor when a good neighbourhood is discussed.

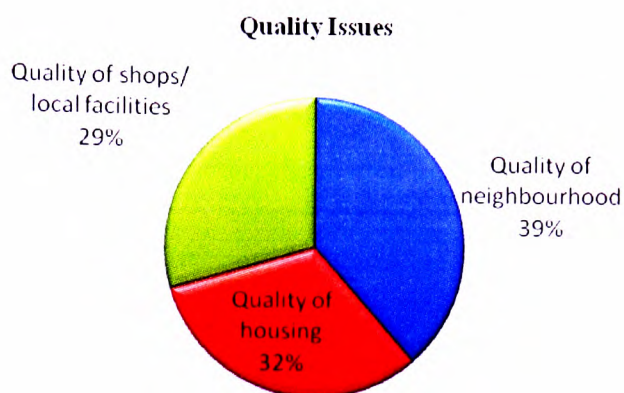


Figure 6.15: Quality issues in BME housing need

2 Access and Proximity

Access and proximity are the issues relating to ease of movement, transportation within the neighbourhood, proximity to amenities is also placed under this category. The result of the analysis from this section is shown in Figure 6.16. It shows that the modal factor for a good neighbourhood from the respondents was access around the neighbourhood and closeness to place of worship. Access to countryside was the least ticked factor. The average of ticks for access and proximity issues is 68 as compared to the 125 of 'quality issues'. It would also be recalled from section 5.5.2 that 'economic', 'social' and 'physical' aspects were the most popular types of regeneration respondents said they will want to participate in. this agrees with this finding as access around neighbourhood, closeness to employment and closeness to place of worship are all rated highly as one of the indicators of a good neighbourhood.

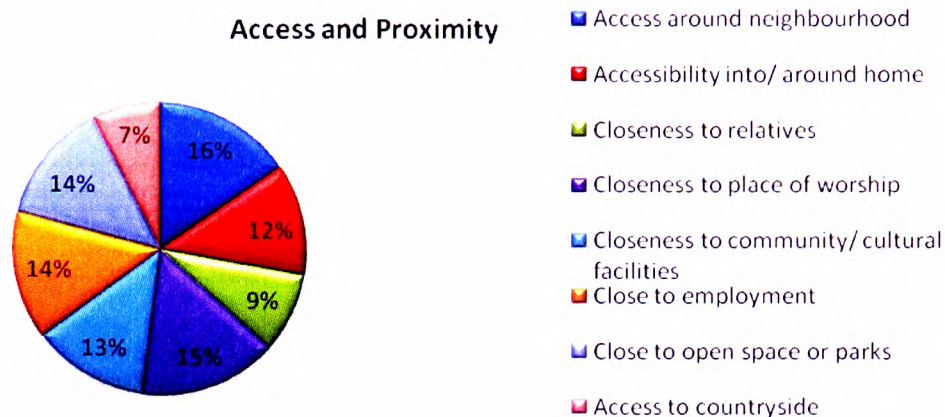


Figure 6.16: Access and Proximity issues in BME housing need

3 Safety

The next factor considered is the safety issue of community; here the 2 aspects are ‘safety in the home’ and ‘safety in the community or neighbourhood’. The results are close: 138 people chose ‘security in homes’ while 130 people regarded ‘safety of neighbourhood’ as a factor due for consideration. Figure 6.17 shows the result.

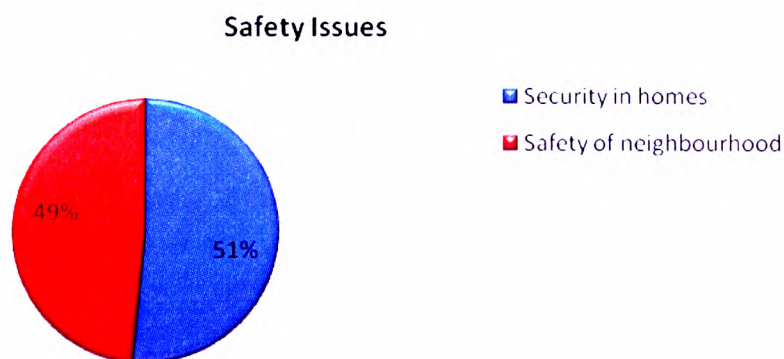


Figure 6.17: Safety issues in BME housing need

4 Design and Cost

This related to design and cost of the building. It involves factors such as design of the house, cost of heating the property etc. the survey result shown in Table 6.16 shows that the cost of the house is the most frequently chosen reason for consideration and the least is the design. The second most popular reason is the size of the house. This might be as a result of relative family sizes of BMEs being bigger than national averages and also because of the socio-economic situation of BMEs. This result corroborates the interview data which inferred that BMEs are most concerned about affordability of housing in an area and other regeneration initiatives are seen as luxury.

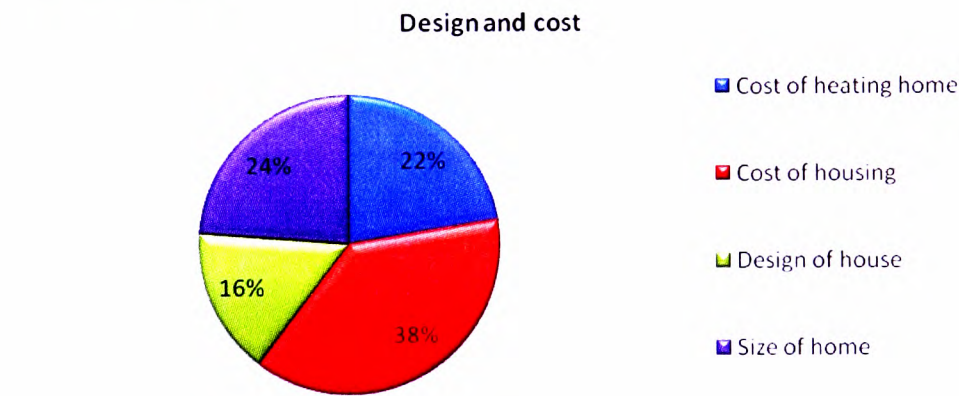


Figure 6.18: Design and cost issues in BME housing need

5 Community

Community issues are used in this research to refer to matters relating to awareness of the community, knowledge of the area, any history of the place etc. Table 6.19 showed that 78 people think this is a factor to consider while 125 people wouldn't choose this as an important factor.

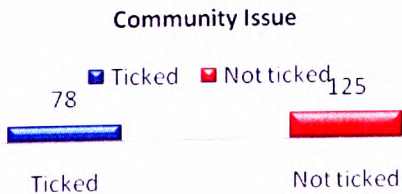


Figure 6.19: Community issues in BME housing need

This section has discussed and presented the descriptive statistics of the questionnaire without making any conclusions on the findings. It has been seen that there are many barriers preventing BMEs from participation and also that there are some basic needs which the members of the BME community desire. The next section elucidates the relationships between the responses of the survey to see what factors contribute to them.

6.6 RESPONSE INTERDEPENDENCE

This section investigates whether certain responses given by the respondents are dependent on other factors or if the responses were given at random and hence a product of chance rather than chance. The Chi Squared and ANOVA sections investigate the responses to the survey in order to determine if the responses were products of the respondent's choices or if they were due to chance. To ascertain this, a non parametric chi squared test is conducted. The null hypothesis is that the responses were given at random and the confidence level is set at 95%. For significance levels below <0.05 , the null hypothesis is rejected as this implies that the results are valid and not at random.

This section of the analysis focuses on the contributory factors which facilitates the responses. The respondents profile is tested against the responses to see if it had a direct influence on the response. For each of the subsections, the significance of the tested parameters are ascertained and then their dependence in relation to the respondents profile information is explored with the use of a non parametric test called Kruskal Wallis ANOVA. Here the respondents profile is used as the independent variable and the responses analysed are used as the dependent variable. Subsequently, correlations between responses are established using Pearson's correlation coefficient and a summary of the results are presented.

6.6.1 Community Influence on Regeneration

This section reviews the respondents’ influence on regeneration, regeneration interests, participation in regeneration activities and reasons for lack of participation. Table 6.18 shows community influence on regeneration, it reveals that the responses were not given a random and the respondents had preferences when they were filling the survey because all the tested parameters had significance levels higher than 0.05.

Tested Parameters	Chi Square	Significance
Belonging to community association	7.567	0.006
Consideration of oneself as part of the community	37.051	0.000
Settlement within community	68.653	0.000
Awareness of community regeneration	8.081	0.004
Communication of regeneration	13.107	0.001
Level of information	9.094	0.011
Perception of level of participation	11.194	0.004

Table 6.18: Chi squared analysis for section B in questionnaire

These parameters in Table 6.18 are tested against the basic profiles of the respondents to ascertain if the response given above was dependent on their profile. To achieve this, the T test ANOVA test is conducted. The profiles of the respondents are used as the independent variable and the section B parameters as above are used as the dependent variables. Table 6.19 shows that respondent’s answers are independent of their profile or background in most cases; however there were some cases of dependence. It shows that awareness of regeneration plans’ is dependent on ages of the respondents, their state of ‘settlement within the community’ and ‘perception of level of participation’ is also dependent on their level of education and finally, ‘consideration of oneself as part of the community’ and ‘settlement within the community’ is dependent on length of stay in the community.

	Profile			
	Age	Generation	Level of education	Length of stay
Belonging to community association	0.629	0.753	0.511	0.616
Consideration of oneself as part of the community	0.701	0.767	0.143	0.009
Settlement within community	0.473	0.333	0.056	0.000
Awareness of community regeneration	0.032	0.483	0.886	0.066
Communication of regeneration	0.356	0.357	0.719	0.075
Level of information	0.76	0.414	0.288	0.167
Perception of level of participation	0.433	0.094	0.045	0.709

Table 6.19: Kruskal Wallis ANOVA of dependence on profile

6.6.2 Regeneration Interest

The type of regeneration activities the respondents are mostly interest in is explored in the questionnaire. To test the null hypothesis that the scores are given at random, Table 6.20 shows the chi squared (χ^2) test and significance. For $\chi^2 < 0.05$, the null hypothesis is true for all the tested parameters except 'Economic' activities which implied that this scores were given at random. This parameter is hence ignored before conducting the ANOVA test with the profile.

Tested Parameters	Chi squared	Significance
Physical Activities	5.418	0.020
Economic Activities	0.503	0.526
Social Activities	4.184	0.041
Health Activities	52.781	0.000
Education Activities	12.940	0.000
Other Activities	1.559	0.000

Table 6.20: Chi squared analysis for question B11 in questionnaire

Conducting the Kruskal Wallis ANOVA to determine the interdependence of the profile and the types of activities preferred by the respondents, the results on Table 6.21 emerged. From Table 6.21, it is seen that the preference of the respondents for social and health related activities was dependent on their ages and preference for 'other' activities such as religious/ spiritual activities or other forms of community sensitization was dependent on their 'level of education'.

Respondents Profile	Physical Activities	Social Activities	Health related Activities	Education Activities	Other Activities
Age	0.348	0.052	0.017	0.158	0.812
Generation	0.458	0.441	0.458	0.060	0.706
Level of education	0.496	0.981	0.490	0.904	0.010
Length of stay	0.070	0.264	0.356	0.730	0.793

Table 6.21: Kruskal Wallis ANOVA of dependence of regeneration interest on Profile

6.6.3 Participation in Regeneration Activities

Question C5 in the questionnaire explores the actual nature of activities the respondents would have preferred if they were to participate. Some examples were provided as shown below with an option of adding any specific type of activities to the list. All the types of activities tested are significant as shown on Table 6.22.

Tested Parameters	Chi Squared	Significance
Group Activities Organising	14.901	0.000
Attending Meetings	6.744	0.009
Pasting Flyers	92.480	0.000
Street Campaigns	98.000	0.000
Using Personal Skills where required	14.580	0.000
Other	117.633	0.000

Table 6.22: Chi squared analysis participation in regeneration activities

Kruskal Wallis ANOVA Table 6.23 shows that the responses of the participants in relation to the community activities they will be interested in, is dependent in some cases on their profile. It was seen that ‘attending meetings’ is dependent on age; also there is strong dependence of respondents wanting to render their personal skills and knowledge where necessary on ‘level of education’. Organising group activities is also discovered to be dependent on ‘level of education’ and ‘length of stay’.

Profile	Group Activities Organising	Attending Meetings	Pasting Flyers	Street Campaign	Using Personal Skills	Other
Age	0.229	0.000	0.581	0.480	0.171	0.827
Generation	0.506	0.316	0.471	0.379	0.135	0.370
Level of education	0.035	0.325	0.144	0.156	0.001	0.168
Length of stay	0.035	0.096	0.152	0.148	0.720	0.781

Table 6.23: Kruskal Wallis ANOVA of dependence of 'participation preference' on Profile

Table 6.24 shows the response frequency to the question of what type of activities the respondents preferred and their level of education. It shows that 61 people with university degree or higher said they will like to use their personal skill whilst engaging with the community while 15 respondents without university degree preferred to organizing activities as their way of community participation.

		Using Skills (YES)	Organising Activities (YES)
Level of Education	Below University	11	15
	Degree or Above	61	59

Table 7.24: frequency of education and activities preferred

6.6.4 Reason for Discontinuity in Participation

For the respondents who said they were previously participating but had to stop, question C4 in the questionnaire asked why they ceased participation. Table 6.25 shows the chi squared result of the reasons chosen by the respondents. It is revealed that 'disinterest' and 'too much consultation' were non-significant reasons.

Tested Parameters	Chi Squared	Significance
Disinterest in regeneration activities	8.977	0.062
Language barrier	12.947	0.005
Too much consultation	7.056	0.133
Other	15.158	0.004
Planned length of stay	14.205	0.007
Lack of trust	20.500	0.000

Table 6.25: Chi squared analysis for reason for stopping participation

The Kruskal Wallis ANOVA Table 6.26 shows that the 'planned length of stay' as a reason for discontinuity in participation was dependent on the respondents' age

while both lack of trust and ‘other’ reasons e.g. personal differences with some members of the community were dependent on level of education.

Respondents Profile	Language barrier	Planned length of stay	Lack of trust	Other
Age	0.208	0.041	0.147	0.254
Generation	0.256	0.509	0.477	0.550
Level of education	0.869	0.988	0.042	0.028
Length of stay	0.893	0.641	0.387	0.459

Table 6.26: Kruskal Wallis ANOVA of dependence of ‘reason for discontinuity’ on Profile

6.6.5 Reason for Non Participation

This section analyses the reasons given by the respondents for not participating in community regeneration in their communities. 13 barriers as identified from literature and interviews with professionals in community regeneration are listed in question C6 in the questionnaire. Table 6.27 shows the result of the chi squared test.

Table 6.27 shows that cultural background and family commitment are not valid as they are below the set significance level of 0.05. Although family commitment had the highest frequency of ticks, the chi squared test revealed that the response was random and hence not significant.

Tested parameters	Chi Square	Asymp. Sig
Racism	48.897	0.000
Education	38.414	0.000
Language	63.000	0.000
Cultural background	11.878	0.18
Social acceptance	28.153	0.000
Lack of opportunity	22.870	0.000
Unawareness	22.473	0.000
Family commitment	10.333	0.035
Work commitment	14.387	0.006
Immigration status	65.236	0.000
Disinterest	42.538	0.000
Lack of trust in the system	24.483	0.000
crime	40.897	0.000

Table 6.27: Chi squared analysis for ‘barriers to participation’

Kruskal Wallis ANOVA Table 6.28 reveals the dependence of the barriers on the profile. It is seen that ‘racism’ as a barrier to regeneration participation is dependent on ‘length of stay’, ‘lack of opportunity’ on the other hand is dependent both on ‘age’ and ‘length of stay’; while ‘work commitment’ also depends on ‘length of stay’.

Reasons for non participation	Respondents profile			
	Age	Generation	Level of Education	Length of stay
Racism	0.379	0.928	0.180	0.012
Education	0.669	0.794	0.729	0.931
Language	0.235	0.512	0.414	0.988
Social acceptance	0.788	0.784	0.270	0.695
Lack of opportunity	0.030	0.615	0.289	0.043
Unawareness	0.405	0.586	0.507	0.180
Work commitment	0.440	0.094	0.077	0.025
Immigration Status	0.595	0.864	0.524	0.900
Disinterest	0.192	0.834	0.402	0.153
lack of trust	0.048	0.935	0.641	0.971
crime	0.362	0.951	0.549	0.177

Table 6.28: Kruskal Wallis ANOVA of dependence of ‘reason for non participation’ on Profile

6.6.6 Housing Preferences

It will be recalled from section 3.3.2 that there are some factors that determines BME housing preference. This research has explored this further and the results are shown on Table 6.29. Table 6.29 reveals the results of the housing preference of the respondents. It shows community spirit, shopping opportunities, cost of housing and safety in the neighbourhood were not significant and that respondents could have chosen it at random.

Tested Parameters	Chi squared	significance
Quality of Neighbourhood	37.280	0.000
Accessibility around Neighbourhood	6.744	0.009
Quality of Housing	6.744	0.009
Community Spirit	1.788	0.182
Accessibility into and around Home	24.833	0.000
Security in Homes	26.251	0.000
Closeness to relatives	65.148	0.000

Shopping Opportunities	1.788	0.182
Places of Worship	7.493	0.006
Cultural facilities	20.813	0.000
Cost of Housing	1.424	0.233
Knowledge of Neighbourhood	10.882	0.001
Public transportation	13.837	0.000
Schools	8.281	0.004
Employment opportunities	12.813	0.000
Open space	16.005	0.000
Closeness to Countryside	74.527	0.000
Housing Design	60.695	0.000
Size of housing	20.813	0.000
Cost of heating	26.215	0.000
Safety in the Neighbourhood	1.108	0.292

Table 6.29: BME Housing Preferences

Kruskal Wallis ANOVA Table 6.30 for the housing preference of the respondents reveals that the responses to the housing preferences of the respondents were not dependent on their age in any category. However, ‘family generation’ and ‘length of stay’ were seen to be a contributing factor to ‘closeness to relatives’ as a housing preference. It was also revealed that the length of stay also affects the preference for schools and level of the respondents’ education.

Respondents Profile	Age	Generation	Level of education	Length of stay
Quality of Neighbourhood	0.708	0.977	0.247	0.788
Accessibility around Neighbourhood	0.972	0.615	0.197	0.698
Quality of Housing	0.856	0.213	0.137	0.360
Accessibility into and around Home	0.462	0.184	0.389	0.222
Security in Homes	0.936	0.177	0.054	0.155
Closeness to relatives	0.585	0.040	0.159	0.030
Places of Worship	0.538	0.142	0.100	0.258
Cultural facilities	0.350	0.461	0.391	0.854
Knowledge of Neighbourhood	0.781	0.367	0.471	0.352
Public transportation	0.496	0.260	0.060	0.066
Schools	0.708	0.815	0.181	0.045
Employment opportunities	0.886	0.644	0.823	0.252
Open space	0.314	0.216	0.247	0.462
Closeness to Countryside	0.085	0.374	0.388	0.536
Housing Design	0.340	0.759	0.427	0.143
Size of housing	0.348	0.109	0.391	0.199
Cost of heating	0.153	0.062	0.196	0.043

Table 6.30: Kruskal Wallis ANOVA of dependence of ‘Housing preference’ on Respondents’ Profile

6.6 PEARSON’S R RESPONSE DEPENDENCY

This section investigates how certain responses depend on other responses. To achieve this, values of Pearson correlation coefficient are calculated. The purpose of Pearson's Correlation Coefficient according to Hinton et al (2004) is to indicate a linear relationship between two measurement variables. This means that with two sets of responses, we ask the question, does one response predict another? Pearson’s r has values ranging from -1 for perfectly negative relationships to +1 for perfectly positive relationship. A value of 0 indicates that there is no linear relationship.

6.7.1 Influence on regeneration vs. Participation activities

Table 6.31 shows the correlation between the significant activities which the respondents prefer to participate in and their decisions on their influence on regeneration. The values of ‘r’ show that there is a strong correlation between ‘organizing group activities’ and the respondent’s ‘perception of the level of participation’. This implies that an increase in an individual’s preference for group activities organizing will lead to an increase in their perception of the level of participation. There is also a bit of correlation between attending meeting and awareness of community regeneration initiatives; however it is not a strong one.

Decisions on	Participation activity		
	Group activities organizing	Attending meetings	Using Personal Skills
Belonging to community association	0.046	0.011	0.069
Consideration of oneself as part of the community	-0.010	0.003	0.032
Feeling settled within community	-0.92	-0.135	0.167
Awareness of community	-0.088	0.236	0.038

regeneration			
Opinion on the communication of regeneration activities	-0.164	0.086	0.016
Opinion on level of information	-0.021	0.021	0.098
Perception of level of participation	0.41	0.037	0.014

Table 6.31: Influence on regeneration vs. Participation activities

6.7.2 Reason for non participation vs. Participation interest

The correlation between the respondent's participation interests and their reasons for non participation is compared in Table 6.32. There is a weak correlation between 'lack of trust in the system' as a reason for non participation and people using their personal skills during regeneration. This means that the more the individual uses their personal skills, the more they might develop less trust in the process or system of regeneration delivery. There is also the emergence of a negative correlation between 'lack of opportunity' and group activity organizing which meant that an increase in group activities organizing in a respondent will lead to a reduction in their perception of; lack of opportunity' as a reason for not participating.

Decisions on	Reasons for non participation			
	Racism	Lack of opportunity	Work commitment	Lack of trust in the system
Group activities organizing	-0.069	-0.105	0.037	-0.019
Attending meetings	-0.037	-0.082	-0.030	0.020
Using Personal Skills	0.077	-0.060	-0.074	0.191

Table 6.32: Reason for non participation vs. Participation interests

6.7.3 Reason for non participation vs. Regeneration interests

The reasons given for non participation is correlated with the significant aspects of regeneration which the respondents said they will like to participate in. there was a correlation between 'racism' as a problem and respondents who prefer to participate in 'social' aspects of regeneration, there were also some weak correlation however between 'lack of trust' and 'social', 'health', 'educational' and 'other' aspects of regeneration. This means that although the strongest positive correlation was with racism and social regeneration participators, the most positive

correlations lies with ‘lack of trust’ which only had a negative correlation with ‘physical’ aspect of regeneration whilst maintaining a form of correlation with every other aspect.

Decisions on	Reasons for non participation			
	Racism	Lack of opportunity	Work commitment	Lack of trust
Physical	0.071	0.032	-0.163	-0.042
Social	0.226	-0.049	-0.036	0.175
Health	0.094	-0.102	-0.122	0.142
Education	-0.151	0.006	-0.146	0.092
Other	0.069	0.128	-0.038	0.046

Table 6.33: Reason for non participation vs. Regeneration interest

6.7.4 Reason for discontinuity vs. Regeneration interests

As reported in section 6.5.3 above the research differentiated between respondents who ceased participating and those who have never participated. Table 6.34 investigates the association between the reasons for discontinuity in regeneration participation and the aspects of regeneration. The table reveals that most positive correlations lies with ‘language barrier’; however the strongest correlation was with ‘planned length of stay’ and health.

Decisions on	Reasons for discontinuity		
	Language barrier	Planned length of stay	Lack of trust
Physical	-0.006	-0.147	-0.122
Social	0.305	0.094	0.328
Health	0.299	0.453	0.029
Educational	0.431	0.245	0.327

Table 6.34: Reason for discontinuity in participation vs. Regeneration interest

6.7.5 Reason for non participation vs. Respondents profile

As seen on Table 7.29 above, some the barriers to participation were dependent on the profile, to see the direction of the dependence, Table 7.36 shows the result for the Pearson’s correlation between the profile and their corresponding barriers. It shows that there is a negative correlation between ‘length of stay’ and ‘work commitment’ and ‘lack of opportunity’; which implies that the longer the length of stay, the lower the problem of ‘lack of opportunity’ and ‘work commitment’.

Decisions on	Profile	
	Age	Length of stay
Racism	-0.031	0.93
Lack of opportunity	0.033	-0.108
Work commitment	0.047	-0.218
Lack of trust	0.033	0.039

Table 6.35: Reason for non participation vs. Respondents profile

6.7 SUMMARY AND KEY FINDINGS

This chapter has analysed the results of the responses to the questionnaire survey. It presented the findings on two forms. Firstly, the descriptive statistics presented the results of the survey as bounded by the size of the sample, the modal and average ticks were discussed and then secondly the inferential statistics which puts forward the results upon which inferences could be drawn to represent a wider population.

In the descriptive part of the analysis, the profile of the sample respondents showed that a 37.4% majority of the respondents were in the 26-35 age brackets with a 29.1% majority being with a Black British African ethnicity. Only 39.9% of the respondents belonged to any form of association within their community and 43% of these people have been in their communities between 1-3 years. 69% said they have a feeling of sense of belonging in their community, 78% of this people have been in the community for over 3 years. ‘Community Reps’ emerged as the most frequent source of information with radio adverts been the least popular. Non

participation was divided in two sub categories. Firstly, for those who discontinued participation, although the most frequent reason was because of 'disinterest' in the regeneration activities currently going on in the community, however, 'planned length of stay' is the most important reason chosen on average. On the other hand, non participants gave their most important reasons for non participation as family and work commitment. Quality of neighbourhood emerged as the most common attribute of a good community for BMEs with the least consideration being 'access to country side'.

On the inferential part of the analysis, it was noticed that the level of participation of respondents was dependent on their 'level of education', awareness of community regeneration activities was dependent on age and consideration of oneself as a part of the community and feeling of settlement within the community were both dependent on the respondent's length of stay in the community. The responses to economic activities as preferred choice of regeneration interests appeared to be insignificant after conducting the chi square test on it and hence were ignored. In terms of regeneration activities, it emerged that 'activities organising' and the use of one's personal skills in community regeneration was seen as dependent on the respondent's level of education.

Contrary to the outcome of the descriptive phase, 'family commitment' which was one of the most common reasons for non participation was seen here to be a non significant reason with significance level of 0.035. Work commitment was discovered to be a function of length of stay while lack of opportunity as a barrier was dependent on the respondents' age and length of stay. It is also noticed that there is a form of correlation between the respondents' length of stay in their communities and 'racism' as a barrier. This shows that the longer the respondents stayed in their communities, the more their chances of viewing racism as a barrier preventing them from regeneration participation.

Also unlike the assertion from literature which included shopping opportunities as one of the indicators of BME housing preference, this research realised that 'shopping opportunities' was not a significant reason for choosing houses according to the result of the survey.

CHAPTER 7: DISCUSSIONS

7.1 INTRODUCTION

The main aim of this research was to develop a framework for the enhancement of participation of BME groups in the process of community regeneration. A series of objectives has helped in the process of achieving this and relevant research questions have been resolved also. As discussed in chapter 1, the main underpinning of this research is that BMEs have peculiar needs in the community and that these needs affect the way they participate in the community. The main rationale for this research was based on the fact that people within the Black and Minority Ethnic group do not participate in the goings on in their community especially during the process of community regeneration. This particularly poses a problem for the managers of regeneration companies as well as community group organisations especially in areas with significant BME representation. This is so because with the special attention attached to the importance of community engagement, regeneration managers have to demonstrate the fact that the people they represent are carried well along. This however is extremely important in order to ensure that the products or services they deliver are suitable even for the community's minority ethnics. Literature review has revealed that there are many indicators to the challenge preventing BMEs from participation. Some of such indications are the challenges of social exclusion and lack of trust for the government regeneration agencies as shown in chapter 3. Also from literature in chapter 2, it was revealed that the main problem is not that BMEs do not want to participate but rather, they have a preference of participating with community/voluntary groups within the local community.

These assertions from literature chapter 2 and 3 were further tested by carrying out interviews with 15 regeneration professionals in order to seek an understanding of the contextual nature of the challenges preventing BMEs from participation and what steps can be taken to alleviate the situation. The result of this was the focus of chapter 5. In order to get some BME input into the research, quantitative measures

were taken in the form of self completed questionnaires targeting BMEs. Chapter 6 describes the process and also presents the results of the analysis of the questionnaire. A combination of literature review, qualitative interviews and questionnaire surveys has been referred to in this research as methodological triangulation as discussed in chapter 4.

This chapter hence discusses the findings from the whole research process; it demonstrates how well this research has fulfilled the aim, objectives and research questions. This chapter also presents the discussions on key factors relating to BMEs and community participation; presents the triangulated findings in line with the research questions, presents the framework for the participation of BMEs in community regeneration.

7.2 DISCUSSIONS

The importance of community participation for members of the BME communities in UK has been stressed in the literature chapters, the importance and effectiveness has also been identified. However, this section discusses findings on the current state of the art regarding BME participation in regeneration; it also covers what participation means for BMEs with a view to identifying the key factors that can be deployed in the process of making BMEs participate more in community regeneration. This discussions section helps the research to sufficiently justify all the research objectives as they are all covered under the following headings.

7.2.1 BMEs and their Particular Characteristics

Reviewing who a BME is and what are the characteristics of a BME is one of the objectives of this research. The literature review in section 3.3.2 of this research has shown some facts about BMEs in terms of their socio- economic situations. Examples of such facts are that BME young people are more likely to be at risk of

experiencing most of the problems of deprivation and social exclusion, and that BMEs are overrepresented in the social rented sector. It has also been found out that there are various negative indicators to the current state of BMEs in the country. This section discusses the findings on BMEs and draws inferences on the implication of being a BME.

It will be recounted from section 2.5 of literature, that BMEs on their broadest description in UK can be classed as 'visible non Whites'. This description was said to be anything but accurate though because even the Home Office recognises the diverse nature of the BME population on the country and hence they have stated that being a BME is not a function of nationality. Usually for political and race relations reason, governments or establishments use different delineations to broadly describe peoples background as in the case of the Welsh Assemble Government (2005) and the UK's Race Relation Amendment Act 2000 in chapter 3. Some of the key characteristics that distinguish a BME are such characteristics as culture, religion, skin colour, language etc.

In England, BMEs are seen to have grown to about 13% of the population after about 6 decades of settlement in England, with about half of BMEs in the London region. Britain's BMEs are reported to be disproportionately concentrated in the poorest urban neighbourhoods with the poorest and most deprived housing. The implication of this is that BMEs are now more likely than ever to be the main target of Area Based Initiatives (ABIs). Even though research has clearly shown that there is little evidence that this ABIS have any direct or indirect effect on the BMEs, nevertheless, the importance of getting BME input into the regeneration plans cannot be overemphasized. With the indication that the proportion of people classed as 'White British' falling and BMEs increasing in population mainly through birth and increasing migration, strong emphasis is needed on how to make BMEs participate more in the various aspects of community regeneration.

Through the literature review, it was also seen that there are a sizeable proportion of people in England who feel like their ethnicity is not adequately catered for.

Examples are the people who class themselves as ‘other’ in the race classification table as shown in section 3.2. From the pilot interview, it emerged that this situation is very depressing for some people as they think that if the government is not aware of their ethnicity, how regeneration plans can be sensitive to their needs.

The result of the findings on BMEs shows some of the reasons for the negative stereotyping which many BMEs suffer. For example, overall, 22% of Bangladeshis between 16- 64 years of age are unemployed as compared to just 5% of Whites and 68% of Pakistanis are on low income after housing cost as against 21% of Whites. Also just 4% of Black Africans own their property outright compared to 32% of Whites (see section 2.5.3). This peculiarity of inner city congregation of BMEs as well as living in estates dubbed ‘difficult’ greatly marks BMEs out for stigmatisation and negative stereotyping. In areas where there is a dominance of BMEs, the general feeling is that the people there are usually hard to reach and difficult to engage. Although there has been series of campaign to drop this stereotype and seek new ways of engaging with BME, there is still an obvious lack of evidence of any kind of engagement on the part of BMEs and government agencies.

So, if being a BME is not about nationality, what are the main attributes that make someone a BME? From the pilot interviews, it emerged that the term BME is very broad partly due to the multi cultural nature of Britain. With an estimated 250 different languages spoken on the streets of London, it will be extremely difficult to put a tab on what a BME is and come to a specific conclusion on that. However, there are some similarities between BMEs that can be harnessed to get a clearer picture of the situation. From the interviews, it was seen that most of the BMEs in the country are migrants and their characteristic circumstances can also make them different from even people of their origins same as theirs. Some of the example given is about family generation in the UK. As expected, people who came to the UK as adults most likely see themselves as immigrants or BMEs whereas this feeling is less so for those whose parents were born in the country and who as a result of this don’t have anywhere else to call home but England.

Immigration status, planned length of stay and having a second country as home is a characteristic factor about BMEs. All of the first generation BMEs in England are immigrants in one way or the other and hence there are many factors that will contribute to how long they will be in the country for. One of such factors is visa status. 'Leave to remain' and visa status is one of the reasons identified in the interviews as one of the reasons why people don't engage, because immigrants have a tendency of wanting to wait till they have their proper documents before they can openly engage with government agencies. Even though participation has nothing to do with rights of stay, it has emerged from the respondents from London that failed asylum seekers and people whose leave has expired do not like making any formal complaint even in cases of serious crime or other concerns because they will be scared of the possibility of the government agency's linking to UK border agency.

Apart from immigration history, social acceptance and personal circumstance sometimes unite or differentiate BMEs from one another. BMEs within the same generation sometimes see themselves differently as far as feeling of being a BME is concerned. For example, the case of an economic immigrant from a country and a political asylum seeker from the same country will be different as they both have contrasting circumstances. An asylum seeker will be more likely to see himself/herself as a BME than a willing economic migrant whose reason for being in the UK is purely for economic reasons.

It can therefore be concluded that apart from immigration and not being born in the UK, there are many factors that imprint the feeling of being BME on an individual. Although being a BME is relational according to the respondents to the interview, acceptance of the BME status differs from one person to the other. Culture and the locational settlement pattern of BMEs also affect the way BMEs respond to regeneration participation. Culture is seen as having the capacity to make some people more of a minority than others, for example, some cultures forbid women from attending meetings with men who is not their husbands, in a situation as this, such women are more of a minority than their participating husbands. This is

particularly true because even if they want to engage with the community, it will be a little difficult and will have to be in some certain circumstances and instances as permitted and dictated by the culture of where they are coming from as their intrinsic culture takes precedence over their new found one.

It is also worth noting that another unifying factor peculiar to BMEs is social exclusion. Social exclusion has been explained in this research as being a multi pronged problem and that being a BME exposes one to social exclusion. From the interviews, it was seen that inasmuch as being Non White is not what makes some BME, suffering a form of exclusion because of this ultimately makes the individual a BME. This agrees with the literature finding in chapter 3 which explains social exclusion as the process which people are wholly or partially excluded from the society in which they live. One of the main signs of social exclusion as discovered from literature is people feeling like they are a burden on the community and not being able to contribute to the community even when they so desire. This is made more evident for BMEs because in their case, they show signs of wanting to participate but not being able to do so. Also the Chronic Poverty Research Centre's definition of social exclusion in section 3.5 corroborates the stories of BMEs as they concluded that social exclusion can take the form of discrimination along a number of dimensions, one of which is ethnicity. In this light, it can therefore be said that although there are Non White British people, what makes this class of people BMEs or not is not actually their condition of not being White but other situations and circumstances which they might suffer as a result of this. Many of which could be personal or as a result of social exclusion or a combination of both. This feeling which is suffered by BMEs hence needs to be alleviated in order to reduce the chances of BMEs being excluded by ensuring that ethnically and culturally sensitive ways are sought to engage BMEs in regeneration.

7.2.2 Current State of BME Participation in Regeneration

This research found out from literature in chapters 2 and 3 that BMEs have been settling in the UK for around six decades and are still living in deprived and inner city neighbourhoods. It was clearly evident that lack of trust in the social system has been a problem preventing BMEs from participation and this trust deficiency has been passed from one generation of BME to the other. This section recounts the current situations regarding BMEs in participation. It relates the existing context of BME non participation, the already concluded issue of BME's preference for working with community associations and voluntary service providers are discussed and the level of participation of BMEs is reviewed. Problems facing BME regeneration enablers are mentioned and suggested solutions are proffered in the form of recommendations.

To understand the current state of BME non participation, this research has looked into the history of the problem. The reviewed literature shows that:

- Generational lack of trust has been hindering BME participation in regeneration,
- Traditional top-down method of regeneration delivery has been contributing to this feeling of distrust and
- Rather than engage with government agencies, BMEs prefer to engage with community representative and voluntary groups, however, these groups lack the wherewithal to provide all the assistance needed by the BMEs they serve.

According to findings from chapter 3, from the experience of the early settlers as stated by Wong (2002), "there was a history of the non-inclusion of the first generation of BME arrivals in participation in the UK; this created an 'instant family tradition' of this thus became a vicious circle". To break this circle, many past initiatives have aimed to target BMEs (sometimes referred to as hard to reach people) in community regeneration activities.

Chapter 3 also showed that the history of regeneration initiatives and local service provision in the UK is littered with ‘top-down’ initiatives. This means that the instructions and directives comes from the central government and the grass root dwellers have no say in the regeneration plan. The rhetoric of the then ‘New Labour’ government suggested that it wants to create conditions in which communities have a far stronger role in developing regeneration strategies and monitoring local services in a wide range of areas including housing, health, crime prevention, education etc with BMEs.

Even with all these efforts, it appears that there is little evidence that any of the past efforts has actually achieved substantial levels of participation commensurable to the huge levels of funds invested, because BMEs are still on low levels of public participation. It will be recalled from chapter 2 that there are many levels within which members of the community can participate. Using the ‘levels of participation’ model in chapter 2, BMEs are on the very least level of participation which is ‘information’. BMEs barely are aware of regeneration activities within their communities. This was confirmed in chapter 5 during the interviews with regeneration providers and enablers. This problem of low participation was discovered to be a two way problem. On one hand, it is a problem with the government in either not putting out the information to the people or not putting it out in the format that BMEs can relate with. Informing the people about regeneration plans goes farther than having their attendance in meetings. It has to be done at an appropriate time when the members of the community will be assured that their input will count and not when all plans have already been concluded. However on the other hand, it could be a problem of BMEs simply not wanting to participate due to some past experiences or simply due to lack of interest. In this situation, there will need to be a strong emphasis on trust building as well as making a convincing case to reassure the community members that there is a distinct difference the current plan.

There are many claims by local councils that the BMEs in their councils are on the consultation level of participation. There is no evidence for this from literature. In

fact, the reviewed literature shows that BMEs are facing multiple deprivation and challenge. This is made evident from the housing and social conditions of BMEs throughout the country. On the contrary, BMEs are on the lowest level of participation which is 'information' level. Even at that, most of the information available to BMEs is from the BME voluntary society. This is evident both from literature and the survey results. Due to the fact that staffs of these organizations are BMEs themselves, they understand BMEs more in depth; however their performance and capacity is mitigated by a number of reasons.

As it emerged while interviewing a regeneration enabler from the Black and Ethnic Community Services in chapter 5, the regeneration enablers suggest that there is a need for improved funding and capacity building if their service must meet the required standard which can help BMEs move up the regeneration participation ladder. They claimed that at the moment, all they are empowered to do for the people that come to them is to point them in the direction of services. This according to the interviewee causes a lot of disappointment because the BMEs come to them with a view that they will get the required assistance but that is seldom the case. Apart from the problem of lack of fund, the structure of voluntary community groups does not help their cause. According to the Council for Ethnic Minority Voluntary Organisations (CEMVO), some of the problems are that BME Voluntary Society organisations tend to have their roots in self-help. Typically organisations have been created by people directly affected by problems they seek to address. This makes them relatively small with inadequate income and hence struggles to find the means for progressive development of their activities. It was also noted that they suffer from institutional racism and unfair treatment by funders. It can therefore be concluded that

- The current level of BME participation in regeneration is low, so much so that BMEs are barely aware of regeneration initiatives in their communities as discovered in chapter 3
- There is an apparent lack of trust between BMEs and government regeneration agencies, hence the reason why BMEs have a preference for

community/ voluntary groups. This was realised in chapter 3 and reaffirmed in both chapter 5 (interviews) and 6 (questionnaire survey)

- Voluntary/ Community groups are incapacitated due to many institutional reasons like lack of funding for their activities.

Although the all interviewed professionals agreed that the minimum level of participation required of BMEs should be at least ‘deciding together’, they also agree that there is a lower than national average level of participation with the BMEs. Evidences from research reviewed in literature and findings from the interview process also show that BME community groups and organisations need more government intervention in getting their services publicised. This is important because it will assist in ensuring that the BMEs in the community know about them and the kind of service they provide. This is also going to assist in getting the BMEs to participate better in regeneration activities, by getting them adequately informed in a timely manner and giving them avenue for consultation with the government agencies in charge of regeneration.

Without doubt, it is clear that currently, BMEs are on the least level of community participation which is the ‘information level’. This is in corroboration with the results of literature review as highlighted in chapter 3. This situation greatly reduces the capacity of BMEs to engage with mainstream government agencies. This in turn means that the vicious cycle of lack of trust remains a challenge. Nevertheless timely consultation and ‘joint decision making’ will facilitate trust which is a key success ensuring factor between the government and the people. In doing this, the old stereotype of pseudo participation will be overcome and the people will feel more positive about the services they have helped in providing.

7.2.3 What Participation means for BMEs

It has been seen from literature that participation means different thing to different people. For some people, attending meetings or returning council polls is enough for participation while for some; personal contribution is needed for an action to count as participation. This research has looked into answering the important question of ‘what does participation mean to the BME?’ Undoubtedly, it can be said that any such activities that involves the users of a service in decisions about the service terms as participation. However, the beaconing question is how much does the user need to be involved or how does the user want to be involved. Chapter 2 of this research made a case for the importance of participation. This has been further corroborated by findings from the interviews with the government agencies. To this light, this section reviews the findings on what participation means for BMEs. This section also reviews the types of activities available to BMEs and what the consequences of participation are.

As seen in chapter 5, BMEs love to showcase their culture at every given opportunity and they want people in the wider community to know about them. This explains the reason why the cultural background was not a significant reason for non participation as shown in chapter 6. This is because BMEs do not see their culture as an impediment but rather as a positive attribute. Chapter 2 also shows that participation is very crucial to the success of regeneration and it involves many stakeholders. Also it has been seen that there are many levels an individual can participate. The level of participation for BMEs was however seen in chapter 3 as being low. This has been corroborated by results of the interviews with the regeneration providers in chapter 5. However, the evidences research data collection has shown that even though there is a sense of growing yearning from BMEs to participate in their communities, there are still some negative indication that shows acute lack of participation. For example:

- BME sense of belonging is low, only 27% of questionnaire respondents said they feel like they belong to the community where they reside and just 14%

said they have considerable influence on regeneration plans in their community

- BMEs want to participate in regeneration but they want to do so in their own way which is sometimes not the conventional pattern of participation.

BMEs want to live and participate in a socially inclusive community where they can contribute to social and economic values. Social inclusion as found out in this research can be likened to the glue that brings people together in the community. BMEs want to be free to participate the way they choose. From literature, it is realised that BMEs are very diverse; so much so that assuming that all BMEs have the same housing need could be potentially wrong. Also from the interviews, it emerged that BMEs love to engage in various activities other than mere attendance of meetings. BMEs want to participate with government agencies in deciding on initiatives especially those that affect them directly, however, lack of trust and difference in ethnic backgrounds has been seen to be the main barrier to this.

There is a feeling of a blame game between the government agencies and the BMEs. From the pilot interviews, it was made clear that there are regular calls for meeting, consultations, feedback sheets and other social forums such as international food festivals aimed particularly at engaging with BMEs. These are all reasonable attempts at BME engagement, but the lack of success of these attempts according to the interview respondent from BMECs in Worthing is due to the fact that the government agencies are not aware of the way BMEs want to participate and what BMEs take to mean participation.

The way through which BMEs view the government officials is sometimes beclouded by prejudice and suspicion. The interview respondent from Urban Living in Birmingham confirmed this by saying that government officials engaging with BMEs needs to understand the cultural differences, the example given was that even advising BMEs at times can be classed by BMEs as telling what to do and how to live their lives.

From the analysis of the questionnaire, it was seen that BMEs love to use their personal skills in the process of participation. This could be because of the background of some of the BMEs in the country. Many of the BMEs who are professionals in their respective fields back in their country e.g. economic and political immigrants as discussed in chapter 5 get to England to pick up new vocations in the interim; this class of people are usually always willing to volunteer their professional skills as they see participation as a means of practicing once again. For people like this, participation is about being able to choose from a variety of activities that reflect their expertise and not necessary fitting a box.

Participation for BMEs is about helping the government agency get the services right the first time. According to the interviewees, BMEs know that sometimes, the provisions of regeneration plans might not be culturally or ethnically sensitive to their needs and the bureaucracy of amending mistakes might be too daunting, hence they participate in order to ensure that there are no mistakes from the onset. More so because BMEs settlement pattern show that they are prevalent in certain areas and these areas are usually targeted for regeneration, they (BMEs) see the need to assist in the regeneration activity. According to responses of two 'regeneration provider' agencies to the interview, apart from BMEs helping regeneration providers achieve ethnically sensitive regeneration with the first attempt, BMEs participation is also in three parts as follows:

- Firstly, BMEs see the regeneration providers as being in the area temporarily (usually 3-5 years), while it is them (the BMEs and their families) that remain after the regeneration programme being the local residents. For this reason, they are the ones who bear the consequences of the outcome of the regeneration initiative.
- Secondly, participation is about 'cultural awareness' for BMEs. BMEs want to showcase their culture at every given opportunity. According to the interview finding, BMEs participate in cultural activities, international food days and other avenue where diversity is been celebrated. This directly

agrees with the questionnaire responses which shows that social and cultural aspect of regeneration is one of the significant aspects in which BMEs participate.

- Thirdly, BMEs participation is seriously dependent on 'trust'. All of the regeneration enablers interviewed in the course of this research agreed that trust is a major ingredient for participation. This is partly because of the past experience of earlier settlers and also lack of continuity of past regeneration projects. BMEs want to be sure that their voices and opinion counts and that their participation is not as a result of having to satisfy funding requirements alone. They want to be told the truth and also made to know their choices if any.

In conclusion, it can be said that BMEs are aware of the reality of regeneration plans in their areas. They know that it affects their lives in many ways as shown in Figure 3.3 because they are the ones that remains after the regeneration companies have moved on. For this reason, they desire participation and inclusion in the activities of the community where they reside. Participation is undoubtedly very important to BMEs, but in reality, they don't lay so much emphasis on what level of participation they are involved in as such. Contrary to that, they want to be free to participate the way they choose. They have a preference for knowing what the opportunities to participate are and having the freedom to choose the one that most suitably fits them. They want to build their social capital and show the wider community what is good about them. However, from past experiences, this has not always been the case as many old generation BME settlers still hold the grudge of past failures on the part of the government against the current regeneration providers.

7.2.4 BME Housing and Community Regeneration Needs

The innate housing needs of BMEs was explored in order to give depth into what BMEs want in their houses and indeed in the community where they reside. Although it has been established that BMEs are diverse, so can be expected of their needs; however due to some of the characteristics of BMEs e.g. average household size etc, this research explored through literature review, interviews and questionnaires, what the needs of BMEs are in terms of housing and what interest them in community regeneration.

According to findings in chapter 2, compared with White families, significantly more BME families live in homes that are not suitable and so are more likely to experience multiple problems with their housing. Also past research has suggested that a third of BME families reported at least three different ways in which their homes were unsuitable. One of these ways was according to RP1 due to size of the homes; this is linked directly with the finding on BME situation which states that the average household size of BMEs is larger than Whites. BMEs often require large and family homes sometimes due to culture and traditional beliefs, communal living is an essential part of many BME cultures and also in-house care for the elderly is important as well. Also because of some religious demands, BME families might require a dedicated prayer room in the house; this particularly makes homes with two receptions more appealing to BMEs. Because of the aged or disabled members of the family, and also extended family members on day visit, RP 3 suggested that BMEs desire to have a toilet downstairs. As a result of these needs, BMEs have a heavy reliance on government council homes for their supply of this kind of houses.

As mentioned in chapter 2 that BMEs like to congregate and pre dominate their neighbourhood, the research found out that this is due to crime. The interviewees suggested that BMEs are more interested in crime and its prevention in their neighbourhoods, but because of lack of trust in the police, they don't like to participate in police matters. As a result of this they resolve to their own method of

crime prevention by living in close proximity to people of similar ethnicities to them. Although this is in contrast to the initial finding from the questionnaire as it was seen that 'closeness to relatives' ranked below average on factor to consider in assessing the suitability a neighbourhood.

However, with the analysis of variance, it was seen that 'closeness to relatives' was dependent on 'generation' and 'length of stay' (Table 6.30) of the respondents which suggested that how long the respondent's family has been in the country can affect their willingness or otherwise to want to live close to their relatives. On further analysis, it was then clearly seen that the nature of the effect of this is negative as it emerged that the longer the respondents generational stay, the less they want to live close to relatives. It was however also noted that some people are actually an exemption this rule as they don't want to live close to people of the same ethnicity for some personal or privacy reasons.

BMEs' economic situation was also seen to affect their housing need according to the interviewees. It was proposed that in agreement with literature findings, BMEs being on lower than average household incomes, do not usually have the luxury of going on family holidays, hence the reason why they love to live close to parks and leisure locations. This corroborates the results of the questionnaire which states that the 'social' aspect of regeneration was one of the significant aspects of regeneration and that it is dependent on the respondent's age.

Looking ahead into the future, it can hence be expected that since local authorities have sold off most of the good family houses and failed to replace them with adequately sized family homes and worse still with the news of cap on Housing benefits, it can be said that this cap will affect BMEs disproportionately as BMEs are twice as likely to be out of work. This fear was stressed during the interviews as it was discussed that if the proposition for the cuts goes ahead, BMEs will have no choice but to rent privately and most likely go for smaller houses which may come with many problems such as overcrowding and spread of diseases.

It can hence be said that BME families have some specific housing needs which can directly be related to their economic, social, cultural and other personal situations. Within the house, the needs are dictated by the household condition in terms of size and income; while in the community, personal circumstances and individual background can be said to be the deciding factor.

7.2.5 Barriers to BME Participation in Regeneration

This section focuses on the reasons why BMEs are less involved in community regeneration. These reasons were called the barriers as shown on Figure 5.3 in chapter 5. The interview process identified 12 barriers facing BMEs in community participation; these barriers were further tested in the survey questionnaire with the BMEs. The issue of non participation was explored from two perspectives; one perspective was with the people that failed to continue participation and the other category were people who just never participated. For the former, interviewees showed a consensus for the opinion that most times, the reason for this is disinterest either in the process of participation/ agenda or simply because the issue that got them participating initially have been met. Also it was reiterated by Regeneration Provider (RP) 4 that at times when a particular group of the community seems to be dominating or if the matter being treated is seen as favouring a particular group; this may lead to members of other group desisting from participation. In the questionnaire, this assertion was corroborated as 'disinterest' emerged as the modal reason for 'lack of continuity in participation'.

Although on the contrary; 'disinterest' as a reason was seen not to be a significant one as shown on Table 6.25; according to the questionnaire results, the main reasons for discontinuity in participation are language barrier, planned length of stay, lack of trust and other personal barriers.

Also from the questionnaire it was seen that 'planned length of stay' depended on the age of the respondent and lack of trust was mostly due to the level of education

of the individual. The correlation between the length of stay as a barrier and age of the respondent was negative, suggesting that an increase in the age of the respondent reduces the chances of length of stay being a problem. This was in support of the interview finding on BME youth being very mobile and readily available to relocate to any part of the country where their service is required. When these people move on, their participatory role becomes vacant.

Having discussed the reasons for discontinuity, this part focuses on lack of participation i.e. on people who never participated. From literature, it was suggested that there are various levels of participation (section 2.4.5) and that BMEs are on the low level due to a number of reasons (section 3.4). Some of these reasons were asked about in the interview. All the ten reasons given in the literature review was supported by interview findings with the addition of some personal problems on the part of the individual. Religion / culture was not particularly classified as a barrier in itself but was highlighted as a potential reason why some people might not want to participate. Also the reasons identified were seen to interrelate in the way they affect BMEs. Time constraint and personal incapacitation was linked to consultation fatigue as some people feel the call for consultations were too frequent and so they choose not to get too engaged. Some people as well feel that regeneration was luxury they can afford as their basic needs are yet to be met, while it was proposed that the planned length of stay of some of the members of the community imposes a difficult situation on them as they only plan to be around for some time.

These personal reasons were tested in the questionnaire and as a result, work and family commitment were the most ticked as very important reason for non participation and the least ticked reason were 'disinterest' and 'lack of trust'. Inasmuch as these reasons were frequently ticked, the chi squared analysis showed surprisingly that family commitment was not a significant reason, however work commitment was. Lack of trust and lack of opportunity was seen to be dependent on the respondent's age while the length of stay had to do with the problems of racism, lack of opportunity and work commitment. The correlation between these

was shown on Table 6.35 in chapter 6 and it indicated that there is a negative correlation (-0.218) between 'length of stay' as a barrier and work commitment, suggesting that increase in the individuals length of stay reduces the chances of work commitment as a barrier to participation. Also of note is the fact that 'racism' and visa/ immigration status ranked among the least ticked reasons for non participation. This was in agreement with the literature and interview finding which both agreed that BMEs have a preference for voluntary, community or other informal support networks where citizenship or visa status is not noted and where services are sensitive to their peculiar needs.

Overall, it can be said that different people have different reasons for not participating; it could be that the resident is simply not interest for absolute no reasons at all or, due to lack of trust in the system and not believing that their opinion will be inculcated into mainstream plans. However these reasons can either be personal, institutional (e.g. lack of funding) or a product of the two as depicted in Figure 5.3.

7.2.6 BME Participation Facilitators

As it is the main objective of this research, opinions were sought of the regeneration professionals regarding how BME participation can be optimally achieved. The aim of this was to further explore the findings in the literature chapters 2 and 3 with the real life facilitators which can be deployed in order to achieve desired level of participation of BMEs. To this end, chapter 5 developed a framework which highlights the major barriers to participation as well as the optimal drivers of participation.

It has been concluded from literature that one of the perceived challenges with BME participation in England is the diversity and inhomogeneity of the BME population according to the Olive Tree Association. This diversity should be seen

as strength other than a weakness. This is the reason why communities strive for cohesion and integration among its various ethnicities.

Lack of trust which was one of the main findings of the questionnaire as a significant reason for non participation was echoed all through the pilot and main interviews. All the interviewees stressed the fact that BMEs like to engage with people they feel they can trust. They need someone sensitive to their plight and not just talking to them just to tick a box as a funding condition. RP6 reiterated the need for local councils to use 'people people' in getting to the people. By this it was meant that people that can be culturally and personally empathetic to the course of BMEs will be respected and trusted. When trust breaks down, it leads to disinterest and it can take time to rebuild. In fact, it is very unlikely that trust can be rebuilt on a regeneration project because of the time span of most regeneration plans.

Timely consultation and engagement is also proposed as a constructive approach to community participation. All the respondents to the interviews agreed with early consultation, however a respondent opined that, benchmarking, rather than engagement might be a better solution as according to him, public opinion at the beginning of projects are blurred, but at the end, when the big picture is clearer, it is easier for the people to agree with plan. Aside this contradiction, all the other interviewees said, the community needs to be engaged even at the proposal stage, so that trust can be built because if, plans have already been agreed on what to do, the members of the community will not feel any need to participation as they will feel manipulated. This was one of the achievements of the HOPE VI scheme in the Bronx centre where the local residents had a community 'labour exchange programme' which can secure contracts both permanent and construction on new projects within the \$2 Billion scheme.

Lack of information also relates to this according to four of the respondents, these respondents suggested that BMEs are supposed to be privy to relevant information regarding their community early. This information needs to be in a format they will understand and also best if it is in the form of proposal rather than concluded

findings. The information needs to be realistic and truthful; by this it was proposed by the interviewees that in times where there are no choices for the community members, they should be made aware of this, so that they don't give backs suggesting some initiatives when in actual fact, such options are not available to them.

Lack of opportunities was seen as a major reason for non participation of BMEs, even during regeneration plans, it was seen that BMEs don't usually have the skills required to apply for the jobs. This is one of the main reasons why BMEs think that the regeneration agencies are not engaging them because they can't even get the jobs that come with the regeneration plan. To alleviate this problem, the regeneration expert from Birmingham suggested that there is a strong need to build local capacity in regeneration related fields and encourage people from minority backgrounds to aspire for regeneration post, not just in the menial level but in positions of authority. This can be seen as a two pronged challenge. Whilst BMEs say that the government agencies are not employing local skills, the agencies on the other hand are complaining about the lack of local skills. During the interview with the regeneration manger of a Alms Length Management company in Manchester, it was revealed that many housing corporations want their board to reflect the community they represent, but often times, lack of interest coupled with lack of basic educational skills deprived people from minority groups from having adequate representation.

It can therefore be concluded from both literature review and main interviews that to optimally enhance the participation of BMEs in community regeneration process, it will be necessary to

- create a networking between government regeneration partners and the local community ones in order to share information, knowledge and gather competence
- build trust and confidence with established BME groups through timely consultation and making BMEs aware of regeneration choices if there are any

- build the capacity of BME members in the community to engage in regeneration by organising regeneration related training and skills workshop in order for them to be able to take up regeneration related positions in the community

It is proposed that if these recommendations are closely adhered to, the participation of BMEs will be greatly enhanced in the community.

7.3 PROPOSED FRAMEWORK

As part of the research objective and in partial fulfilment of the research aim, this section proposes a framework and a list of recommendations for the enhancement of BME participation in regards to regeneration; the focus of this framework is to serve as an achievable guideline for both the regeneration providers and enablers in the process of facilitating community participation with BMEs.

The framework stems from both Literature review chapters 2 and 3 as well as the data collection of chapter 5 and 6. It has been identified that there is a problem of lack of participation in regeneration on the part of people of the Black and Minority Ethnic communities in the UK; hence this research has been focused at gathering a list of the key factors that needs to be considered in order to alleviate the situation. Also it will be recalled from chapter 2 that there are many stakeholders involved in regeneration and that this stakeholders can be categorised into two i.e. regeneration providers and regeneration enablers. Adopting methodological triangulation, this research has interviewed a section of stakeholders from both categories and also explored the key factors involved in ‘community regeneration’, ‘BME housing needs’ and the reasons for this lack. This research adopting a ‘requirements and challenge’ approach to the problem of non participation of BMEs, proposes a framework based on three critical success factors. Apart from being a product of the questionnaire, interviews and literature review, it is also supported by the previous frameworks in chapters 3 (Figure 3.3, 3.4 and 3.5) and chapter 5 (Figure 5.3).

The framework as shown in Figure 7.1 shows the need for interrelation and joint working between regeneration providers and enablers in the process of achieving BME community participation. In order to achieve this, three critical success factors which are '*People*', '*Timing*' and '*Funding*' is proposed. As seen on Figure 7.1, these critical factors are interrelated. The people critical factor relates to BMEs because they are the main focus of the research and they need to be engaged. The second critical factor, 'timing' is about the structure of the BME consultation process which involves 'trust building' while the third factor 'funding' relates to assisting the BMEs build capacity as well as ensuring that the project is fully completed.

I People

The first critical success factor considered is the people i.e. the BMEs themselves. For participation to be enhanced, it is important that one of the foci must be the '*people*'. It is seen in chapter 2, 3 and 5 that regeneration is about 'place' and 'people', and that the people needs to a key stakeholder because regeneration affects the lives of the people directly. Here the three main issues to focus on are the peculiarities of the BMEs in the community. Their predominant language, culture, religion, educational level and personal backgrounds etc should be known in order to tailor regeneration plans that will be sensitive to their situations. It will be recalled from chapter 2 and 6 that level of education and planned length of stay of individuals affect their participation pattern. It has also been seen that the manner of participation of individuals greatly rests on some key issues and when government plans are not sensitive to these issues, it can serve as a mean of great discouragement from participating. Whereas on the other hand, if the peculiar attributes of BMEs are understood, it will assist in prioritising their regeneration needs in the community.

Although, engaging with individual members of the BME community is not very practicable (mainly due to great diversity and funding limitations), it is been proposed that BME voluntary groups and community organisations should be targeted and engaged in regeneration in order to reach individual members of the community. The framework shows a list of the regeneration enablers as discovered

from both chapters 2 and 5. It is proposed that if these groups are identified and engaged, they will greatly assist the regeneration providers with the vital tool of getting individual BMEs involved more in regeneration participation. As seen in the HOPE VI model in America in chapter 3, the use of established community forum is a very effective way of achieving community engagement; this does not impact on the lifestyle routine of the community residents as it would be in the case of having to invite them to some special meetings with the council.

The third focus on the 'people' critical factor is the awareness of the intrinsic and extrinsic barriers preventing BMEs from participating. This has been explored extensively in literature and has been further investigated by interviews and surveys and the research has come to a conclusion that the main barriers against BME participation can be subdivided into three as shown on Figure 7.1.

II Timing

The '*timing*' critical success factor is linked with the people (BME) focus. The timing of the engagement and participation activity has to be well thought out from the inception of the regeneration initiative. It has been seen that the community members especially BMEs feels slighted when plans have already been concluded and they are just been told about it. This type of engagement poses the danger of making BMEs feel like they are just been told and that there is nothing they can do about it. This can lead to a situation whereby BMEs remain stagnant at 'information' level.

The timing of community consultations has been seen as been very crucial to the success or otherwise of regeneration plans. Here it is suggested that as discovered from literature in chapter 2. Consultations should be at three key stages as discovered in chapter 3 and 5. Firstly, consultation is required at the early stage in order to build the trust of the people and also reassure them that the inputs they bring have a place in the plan that would be made. This research agrees with literature by suggesting that adequate consultation at the inception or conceptualisation stage of regeneration is vital, it will be recalled that literature suggests that there should be a year zero for consultation purposes only. The second

timing of consultation is at interim stages of the regeneration plan, here it is advised that rather than invite BMEs over for meetings, meetings can take the form of representatives of government agencies attending BME group meetings and ceasing the opportunity to either inform the BMEs or get their input as the case may be. Lastly, third aspect of consultation timing is recommended to be at the end of the regeneration plan. This serves as a mode of assessing the whole process of the regeneration and also an opportunity for valuable lessons to be learnt from the exercise.

With adequate planning for all these stages of regeneration consultation timing BME participation will improve and the BMEs will feel more obliged to see the regeneration program through. It is also proposed that BMEs should be made aware of their choices on time if they have any. As emerged from interviews, the regeneration providers need to alert the BMEs not only about regeneration plans but also to the choices available to them if any. BMEs are considerate and they are aware of the financial situation of the nation, nevertheless, if they are made to assume the position that there is a choice to be made here even when there is actually none, this will result into a feeling of the vicious cycle of lack of trust again. If the engagement is appropriately timed, it also helps in making the members of the community take ownership of the scheme so that even if there are negative lessons to be learnt from the overall outcome, such lessons will be learnt collectively without the opportunity of accusing any particular agency since the decision was a collective one.

III Funding

The third critical success factor of the proposed framework is the '*funding*'. This factor is linked directly with the 'timing' factor as seen on Figure 7.1. It is seen from past initiatives like the Single Regeneration Budget (SRB) that apart from project neglect, abrupt end to funding of regeneration initiatives has a spill on effect on subsequent community engagement projects. The SRB has many examples of this problem. With the announcement that there will be no further rounds of funding in 2001, many of the projects had to be left uncompleted thus dashing the

hopes of many of the residents of the communities where this fund was been relied on. This affected the community responses to the HMRP as found out in the interviews that some of the BME communities are already weary from promises being dashed due to funding cuts. They say is it difficult to manage expectations as no one knows where the next cut is coming in from. To this end, it is proposed that the regeneration providers and enablers secure enough funds to see their regeneration plans through and make community members aware of this. This settles nerves and makes the residents confident of the capacity of the regeneration agencies to fulfil their regeneration promises. Another aspect of funding to consider is the building of the capacity of the community groups. Assisting community groups to build their capacity to assist BMEs will in turn assist in building trust among BMEs because in this way, the approach to regeneration will no longer be seen as top-down but rather as bottom-up approach. The initiatives can hence be developed from the grassroots. This will mean that going by the regeneration participation ladder in chapter 2, BMEs will be at the highest level of participation which is the level where they can be 'supporting independent initiatives'.

Finally, the last proposed consideration under the funding critical factor is the provision of funds to cater for the training of BMEs in vocations through which they will be able to engage in jobs relating to the regeneration of their community. When BMEs are directly engaged in paid activities in the community regeneration, this will build their motivation and trust and in turn make them take more ownership of the plan no matter the outcome of it. In summary the framework is about the people, i.e. making BMEs truly a key stakeholder in the process and giving them the freedom to participate the way they want to. It is about the 'timing' i.e. being sure that the thoughts and opinion of the people will count and letting them know of what choices there are for them if any. Finally, it is about the availability of funds. This reassures the BMEs that the plans will be seen through.

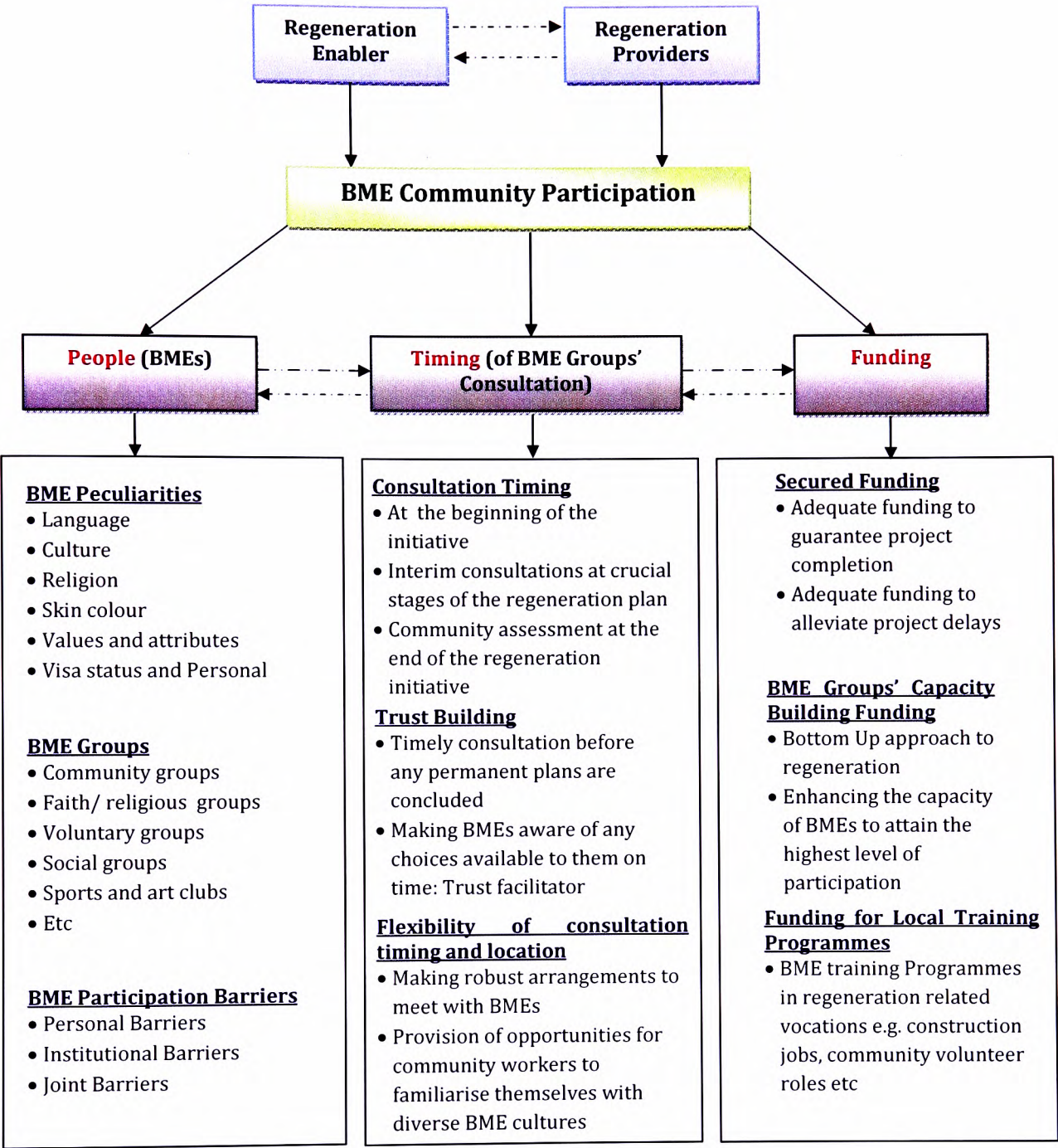
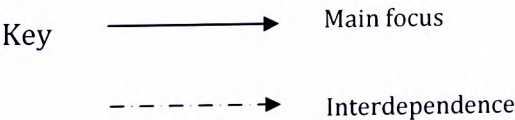


Figure 7.1: Proposed Framework Foundation for BME participation



7.4 SUMMARY

This chapter has discussed the main aim and objectives of this research in a contextual manner. The research questions and objectives have been adequately resolved and the implications of the research findings have been explained. The conventional thought of BMEs not willing to participate has been challenged and a case has been made for the willingness of BMEs to participate but not in the same way as government officials are approaching them. To this light, a framework has been produced with a view to helping regeneration agencies to achieve a more improved participation level for their local BME communities.

CHAPTER 8: RECOMMENDATION AND CONCLUSION

8.1 INTRODUCTION

Having satisfactorily achieved the main aim of this research as stated in chapter 1 which is to develop a framework for the enhancement of BME participation in regeneration and also successfully resolving all the research questions in both chapters 1 and 5, this chapter draws attention to the main research findings and the contributions of this research to the current body of knowledge regarding the participatory role of BMEs in the process of regeneration. The chapter propounds recommendations for both practitioners and community groups alike. The limitations of the research are highlighted and proposal is made for interested researchers in related fields who are considering similar studies. The chapter concludes by identifying and highlighting the concise conclusions of the whole research.

8.2 MAIN FINDINGS

Having thoroughly explored the main issues regarding the position of BMEs in the process of community participation, this research presents the following as its main findings:

- BMEs can be broadly described as people who are ‘visibly Non White’; however, the main issue regarding their non participation is not a function of skin colour. It involves some specific conditions which they suffer. An example of such condition is social exclusion and negative stereotyping.
- Currently, BMEs are on a very low level of participation. This can be likened to the ‘information level’ as depicted on the participation ladder in chapter 2. This situation is made particularly worse because BMEs are detached from the main stream regeneration providers i.e. government agencies. This is largely

due to the generational feeling of distrust which has been passed down from the early BME settlers.

- There is no clear cut definition for what constitutes ‘participation’. However for the BMEs, it is clear that they do not want to be boxed into the traditional boundaries of meeting attendance and feedback forms filling. On the contrary, they want to be able to participate in their own way and this is usually dictated by some personal situations.
- BME are disadvantaged in the community as shown in chapter 3 and so there is a need to more effectively in regeneration plans. There are usually provisions for BME inclusion in regeneration plans; however the timing of this inclusion and engagement is not clearly defined.
- BMEs have some particular community regeneration needs. These needs are often determined by their personal, socio cultural and economic situations. These needs affect their participation preference in the community. Also BMEs have specific and particular housing preferences. These preferences have been highlighted in chapter 6
- There are many barriers to BME participation in regeneration, however, this research has categorised the barriers into personal, joint or institutional barriers (see section 5.4.4)
- Joint working between government regeneration agencies and community/voluntary groups is a very viable means of getting the BMEs in a community to engage because community groups understand the culture of the people and are usually sensitive to their plights.
- There are many reasons why BMEs are often less involved in community regeneration plans, for example ‘lack of trust’ and ‘length of stay’. However, a concise list is presented in chapter 5 (See Figure 5.3)

- There are three main critical success factors to community regeneration. They are ‘people’ (BME), ‘timing’ and funding’. This has been explained in section 7.3.

Although engagement with BME community groups has been discovered as a viable means of BME engagement rather than chasing after individual BMEs, this approach has its flaws in that it excludes BMEs who do not belong to any groups at the moment. However, with the results of the questionnaire suggesting that BMEs regardless of their current non participation still have an overall preference for engaging with voluntary community groups rather than government agencies. It will also be recalled from chapter 5 that it has also been realised that the groups usually have some challenges which incapacitates them as well. The means of alleviating this is discussed in the recommendations part of this research in section 8.4.

8.3 CONTRIBUTION TO THE BODY OF KNOWLEDGE

This research focused on the requirements of what will make BME participation improve. In general, the findings of this research are in tandem with the findings from literature as discussed in previous sections of this chapter. This increases the validity and reliability of the results. Also the novelty of this research stems from taking a ‘BME perspective’ view of the problem of BME non participation and systematically exploring them whilst comparing the findings with those of extant literature. The reasons for ‘non participation of BMEs’ and ‘what works in regeneration’ has often been researched in isolation, however this research brought the two together by bridging the research gap between BMEs non participation, how BMEs want to participate and what BMEs want from participation.

The research objectives are rigorously explored and all research questions satisfactorily resolved. This research among other contributions has broadened the scope of the key stakeholders in community regeneration. The current position of

BMEs in regeneration has been realised to be lower than expected. The contextual nature of BME participation has revealed that the problem of non participation is more deep rooted than low response of BMEs; it is a product of generational lack of trust. The barriers preventing BMEs from optimal participation was exhaustively explored and highlighted as reviewed in chapters 2 and 5 and as a result of that, a pictorial representation of the key barriers and proposed solution was produced and presented on Figure 5.3. Housing and community regeneration needs of BMEs have been identified; the reasons behind these needs are also identified. This was the focus of chapters 2, 5 and 6.

Chapter 3 reviews the important topic of BMEs and community regeneration, the research clearly outlined the challenges facing BME in the UK and elaborates on the evil of social exclusion and how involving BMEs in community regeneration initiatives can alleviate this problem. This research has clearly identified the key factors in regeneration as a way of summarising the entire literature review and contributed another dimension to the view of the approached to regeneration as originally proposed by Tallon (2010). This has been done by developing a pictorial representation of the aspects of regeneration (Figure 3.3)

After the elaborate evaluation of what participation means for BMEs in chapter 3 and the discussion in chapter 5, this research has finally proposed a framework on the critical success factors needed for regeneration. This is in line with the research aim of proposing a framework which will serve as an achievable guide tool for regeneration services providers and enablers in the process of community regeneration. This framework has added a new insight into the through which regeneration agencies view the challenge of the non participation of BMEs in the process of community regeneration. Hence it can be said that this research will serve as a basis for future studies on 'reasons for lack of BME communities in the UK' because it has enhanced our understanding of the main challenges preventing BME participation and also suggested ways of meeting these challenges.

8.4 RECOMMENDATIONS

Upon extensive literature review, survey analysis and in depth interviews, recommendations are made to assist regeneration agencies and community groups in the process of achieving enhance participation of their local BME community members. The recommendations are in two categories accordingly. One is for the regeneration companies i.e. regeneration providers, and second part is aimed at the regeneration enablers i.e. BME community groups. Some of the recommendations are as follows:

Regeneration Agencies: for the regeneration agencies i.e. providers, the following recommendations are made

- Regeneration agencies must understand the cultural and ethnic prevalence of their local communities; this affects the needs of BMEs in regeneration. This will in turn assist in tailoring regeneration plans that will be sensitive to these needs
- Adequate time should be made available for contacts and consultation with BME voluntary groups in the local community throughout the process of the regeneration plan. This will prevent the situation whereby some groups feel that more attention is giving to other groups over them.
- The timing of BME inclusion and engagement is very crucial to regeneration initiatives. It is therefore recommended that the optimal times to engage BMEs are at the conception, conclusion and interim stages of the initiative or development.
- Regeneration providers need to collaborate with regeneration enablers as a major partner in dissemination of information about government plans in the community. It was seen that words of mouth and discussions within local groups were some of the most effective ways of information transfer and since BMEs prefer talking to their community agencies, they have higher chances of getting information through this means.
- Regeneration service providers must ensure that they build trust among BMEs as past experiences of old generation BMEs are easily transferred to

younger ones and also more so since lack of trust has been discovered as one of the main reasons for discontinuity in regeneration

- Adequate training and education must be provided for BMEs in the community especially in regeneration oriented field so that the capacity to seek employment in related field will be enhanced
- Regeneration providers must seek new ways of engaging with BMEs to accommodate the barrier of 'work and family commitment' and other personal incapacitations so that working class BMEs will be able to participate
- Regeneration providers needs to use the services of local BMEs who understand the culture of BMEs in the process of community engagement as this increases acceptance of regeneration plans

Regeneration Enablers: for the regeneration enablers i.e. community groups, the following recommendations are proposed:

- Membership of community groups have to be encouraged among BMEs as a mean of ensuring that local community plans and projects are communicated to them effectively because it is the most effective way through which members of the community get information about regeneration plans in their community.
- Regeneration enablers should consider the option of service merging (i.e. two or more small scale groups coming together) in order to build a stronger asset and capacity base to meet the needs of the people they strive to represent

8.5 LIMITATIONS OF THE RESEARCH

Although the main aim and objectives of this research were met and all the research questions were adequately answered, this section highlights the limitations of this research as described below:

- Human variation and ethnic diversity is one of the possible limitations of this research. As human beings are all different and so the list of ‘barriers for regeneration’ as well as ‘what participation’ means could be as many as respondents. However, using the generalisations from extant literature and giving respondents a chance of specifying their peculiarity, it is believed that the limitation is reduced. However it is proposed that since the recommendations of this research has not been tried on any particular ethnic group, further research can be carried out on this by other researchers.
- It was noted from literature that some cultures might prevent people from public participation and family commitments as well might be an issue, in the course of the questionnaire survey, it was difficult to get to people who could have this type of problem, this was due to some cultural or religious constraints, nevertheless, consistence of findings with literature and triangulation of data sources has reliably minimised the impact of the exclusion of this class of people.
- The inability to test the framework proposed by the author. The main reason for this is that usually regeneration projects take a long time to complete and such times are outside the scope of the allocated duration for the research.

It is recommended that further research be undertaken by interested researchers by applying the produced framework on specific ethnicities in the process of community regeneration in the UK.

8.6 CONCLUSIONS OF THE RESEARCH

Revisiting the aim of this research which is to develop a framework for the enhancement of BME participation in regeneration, this section reviews how well this has been achieved in line with the objectives and research questions set in chapter 1. Upon the completion of detailed literature review in chapter 2 and 3, a

strong understanding of the main issues regarding community regeneration, engagement, BME participation and BME housing needs was developed, thereby partially fulfilling all the set objectives with the exception of objective 5 i.e. 'to evaluate and explore what participation really means for BMEs'. The articulated findings from literature was highlighted, these findings informed the methodological approach of data triangulation which was adopted in these research. However no conclusions were made on these findings at this stage as the author opined that these findings will require further clarification and contextualisation.

This was done through both interviews with professionals and questionnaire survey with BMEs. The interviews chapter (Chapter 5) satisfied all the research questions and also all the objectives except objective 4, which was already rigorously done with the literature chapter. Chapter 6 (quantitative analysis) focused on statistical analysis of the findings from questionnaires in view of further strengthening the achievement of objectives 2,3 and 5; with a particular focus on BME housing/ community regeneration need and barriers to participation.

All the findings were brought later brought together in section 7.3 above and from there, the following conclusions can be drawn from these research:

- Being a BME in England in itself is not a question of skin colour or race, it involves many other factors such as how long an individual has been in England for either in terms of family generation or immigration as an adult, cultural differences with the English norms and culture, and other personal conditions and interests
- BMEs have some particular housing needs in the community where they reside. Many of these needs are linked to their BME status and other personal conditions for example, culture/ religion, household size, household income etc
- The participation preference of BMEs is more than mere meeting attendance, there is an urge to participate but not within the traditional structure of form filling and feedback

- Transience is a major reason for non participation for some BMEs because they move from place to place according to the dictates of work or ethnicity dominance
- Trust is very important in getting BMEs to participate; this issue is very deep rooted. It could be as a result of failed past attempts at regenerating the area or due to a feeling that their contributions would simply make no difference to the outcome of the process.
- In as much as limited capacity prevents BME community groups from getting BMEs to participate fully, it is still the most effect way of engaging BMEs in the process of community regeneration and any measure aimed at building local community capacity will affect the participation of BMEs positively
- Getting an international outlook to the process of minority participation in other countries is a useful technique. Although the cultures and the scale of problem could be different, some good practices could be identified and some important lessons learnt.

This research project has successfully developed a new framework for the enhancement of the participatory roles of BMEs in the process of regeneration by taking the approach of focusing on the requirements rather than the barriers. Adoption of this framework will considerably contribute to the enhancement of optimal participation of BMEs and ultimately increase the feeling of sense of belonging in them.

REFERENCES

- Acitelli, T. (2005). The (South) Bronx is up: a neighborhood revives. The Real Deal.
- Action for Social Integration (2007). Social Inclusion and Cohesion. Action for Social Integration London
- Adair, A., J. Berry, et al. (2003). Benchmarking Urban Regeneration. RICS Foundation., Office of the Deputy Prime Minister: 6-18.
- Adami M and A. Kiger (2005). "The use of triangulation for completeness purposes." Nurse Researcher 12(4): 19-28.
- Adamson, D. and R. Bromiley (2008). Community empowerment in practice: Lessons from Communities First. York, Joseph Rowntree Foundation.
- Adato, M., M. Carter, et al. (2004). SENSE IN SOCIABILITY? SOCIAL EXCLUSION AND PERSISTENT POVERTY IN SOUTH AFRICA. U. o. Wisconsin. Madison, University of Wisconsin.
- Adler, M. and E. Ziglio (1996). Gazing into the oracle: The Delphi Method and its application to social policy and public health. London, Jessica Kingsley Publishers.
- Alain, P. and K. L. Kraemer (1993). "Survey Research Methodology in Management Information Systems: An Assessment."
- Alison, L. (2005). EFFECTIVE BME ENGAGEMENT IN REGENERATION. Advantage West Midlands. West Midlands.
- Allen, E. and N. R. Sharpe (2005). "Demonstration of Ranking Issues for Students: A Case Study." Journal of Statistics Education 13(3).
- Anastacio, J., B. Gidley, et al. (2007). Reflecting realities: Participants' perspectives on integrated communities and sustainable development. Bristol, Joseph Rowntree Foundation.
- Andersen, H. S., A. Munk, M., et al. (1992). Housing Policy, Urban renewal and Social Housing in Germany. Bulletin 94. Hirsholm, Denmark, National Building research Institute.
- Anderson, I. and D. Sim (2000). Social exclusion and housing: context and challenges. Coventry, Chartered Institute of Housing and Housing Studies Association.

Andersson, R. (2006). 'Breaking Segregation-Rhetorical Construct or Effective Policy? The Case of the Metropolitan Development Initiative in Sweden' Urban Studies 4(43): 787-799.

Andersson, R., Å. Bråmås, et al. (2010). "Counteracting Segregation: Swedish Policies and Experiences." Housing Studies 25(2): 237-256.

Aref, F. and M. Redzua (2009). "Assessing the Level of Community Participation as a Component of Community Capacity Building for Tourism Development." European Journal of Social Sciences 8(1).

Arthurson, K. (2001). "Achieving Social Justice in Estate Regeneration: The Impact of Physical Image Construction." Housing Studies 16: 807-826(20).

Audit Commission. (2004). Economic and community regeneration: Learning from Inspection, Audit Commission. Economic and community regeneration Briefing.

Ayamba, M. and I. D. Rotherham (2005). A Handbook and Guide for Agencies Working with Black and Minority Ethnic Communities in South Yorkshire. Faculty of Development & Society., Sheffield Hallam University

Babbie, B. E. R. (2010). The Practice of Social Research CA, Wadsworth Cengage Learning.

Babbie, E. (2007). The Practice of Social Research. Belmont, Thomson Higher Education.

Baker, P. and J. Eversley (2000) Multilingual Capital. London, Battle Bridge.

Balchin P. and Rhoden, M (2002) Housing Policy: an introduction, London: Routledge, 4th edition

Barnfield, A. (2005). Stapleton's Real Estate Management Practice. London, Cromwell Press.

Barrett, J. (2005). BME Housing Needs and Preferences Survey, Huntingdonshire District Council.

Barry, B. (2002). Social Exclusion, Social Isolation, and Distribution of Income. Understanding Social Exclusion. J. Hills, et al. Oxford, Oxford University Press.

Bartle, P. (2010). WHAT IS COMMUNITY? A Sociological Perspective. Available at <http://www.scn.org/cmp/whatcom.htm#Conclusion>. Community Empowerment Collective. Accessed on 12/01/2011.

Bask, M. (2005). "Welfare Problems and Social Exclusion Among Immigrants in Sweden." European Sociological Review 1(1): 73-89.

Batty, D. (2002). Social exclusion: the issue explained. Guardian. **Tuesday 15 January 2002.**

Baxter, P. and S. Jack (2008). "Qualitative case study methodology: Study design and implementation for novice researchers." The Qualitative Report 13(4): 544-559.

Beatty, C., M. Grimsley, et al. (2005). Fear of Crime in NDC areas: How do perceptions relate to reality? N. D. f. C. N. Evaluation, Centre for Regional Economic and Social Research Sheffield Hallam University.

Becker, H., T. Franke, et al. (2002). Socially Integrative City Programme - An Encouraging Three-Year Appraisal. Die Soziale Stadt. Eine erste Bilanz des Bund-Länder-Programms "Stadtteile mit besonderem Entwicklungsbedarf - die soziale Stadt. D. I. f. Urbanistik. Berlin.

Begum, M. (2010). Personal Interview on Community engagement Needs of BMEs in Urban Living HMRP. Birmingham, March 2010.

Bennington J, Coward S, et al. (2004). New Deal for Communities: The National Evaluation Research Report 58: Enhancing the Neighbourhood Environment: The Role of NDCs. T. N. R. Unit, Centre for Regional Economic and Social Research Sheffield Hallam University.

Beresford, B. (2007). The housing needs of black and minority ethnic disabled children and their families. A Race Equality Foundation Briefing Paper. London, Race Equality Foundation.,.

Bevan, M. (2003). New parish and town councils in urban areas Communities and DIY democracy. York, Joseph Rowntree Foundation.

Blackaby, B. (2004). Community Cohesion: A Good Practice Guide. Coventry, chartered Institute of Housing.

Blackaby, B. and K. Chahal (2000). Black and Minority Ethnic Housing Strategies: A good Practice Guide. Coventry, Chartered Institute of Housing.

Blackman, T. (1995). Urban Policy in Practice. London, Routledge.

Blackman, T. (2006). Placing health: neighbourhood renewal, health improvement and complexity. Bristol, The Policy Press.

Blair, T. (1998). 'Foreword' in Social Exclusion Unit (1998), Bringing Britain Together- A National Strategy for Neighbourhood Renewal. CMND 4045, HMSO London.

Blake, G., J. Diamond, et al. (2008). Community engagement and community cohesion. Joseph Rowntree Foundation. York.

Breman, J. (2004). Social exclusion in the context of globalization. Policy Integration Department., International Labour Office
18.

British Broadcasting Corporation. (2009). Number of foreigners in UK hits record 6.7M British Broadcasting Corporation London.

Bromell, D. and M. Hyland (2007). Social Inclusion and Participation: A Guide for Policy and Planning. Social Inclusion and Participation. Wellington, Ministry of Social Development

Bryman, A. (1988). Quantity and Quality in Social Research. London, Routledge.

Bryman, A. (2004). Social Research Methods. New York, Oxford University Press Inc.

Bryman, A., M. A. Hardy, et al. (2009). Handbook of Data Analysis, SAGE.

Burchardt, T., J. Le Grand, et al. (2002). Degrees of exclusion: developing a dynamic multidimensional measure. Understanding social exclusion. J. Hill, J. Le Grand and D. Piachaud. Oxford, Oxford University Press: 30-43.

Burgess, P., Hall, S., Mawson, J. and Pearce, G. (2001). Devolved Approaches to Local Governance: Policy and Practice in Neighbourhood Management. York Publishing Services. York, Joseph Rowntree Foundation.

Burton, P. (2003). Community Involvement in Neighbourhood Regeneration: Stairway to Heaven or Road to Nowhere? Center for Neighbourhood Research., ESRC Economic and Social Research Council.
13.

Bynne, C. (2010). Review of Community Engagement in Neighbourhood Management in Govanhill: Report for the Govanhill Neighbourhood Management Steering Group. Glasgow Community Planning Partnership.

Cambridge Center for Housing and Planning Research. (2008). Understanding demographic, spatial and economic impacts on future affordable housing demand. CAMBRIDGE, Cambridge Centre for Housing and Planning Research.

Cantel, T. (2001). Community Cohesion: A Report of the Independent Review Team. London, Home Office.

Cargan, L. (2007). Doing social research, Rowman & Littlefield Publishers.

Carson, D. and N. Coviello (1996). "Qualitative research issues at the marketing/entrepreneurship interface." Marketing Intelligence and Planning **14**(6): 51-8.

CESI. (2008). Social Exclusion. Centre for Economic and Social Inclusion. available at: www.cesi.org.uk/kbdocs/socinc.doc. (accessed May 2008).

Charity-Commission. (2008). "The Promotion of Social Inclusion." from <http://www.charity-commission.gov.uk/Library/publicbenefit/pdfs/pbpsinc.pdf>.

Chartered Institute of Housing. (2008). RETHINKING HOUSING: RESPONSE TO COMMUNITIES AND LOCAL GOVERNMENT'S HOUSING REFORM PROGRAMME, CHARTERED INSTITUTE OF HOUSING.

Chronic Poverty Research Center (2008). Political Analysis: Social Exclusion. Manchester, UK Department for International Development.

Cohen, L., L. Manion, et al. (2007). Research methods in education, Routledge Taylor and Francis ebook. 6.

Cole, I. and B. Nevin (2004). The Road to Renewal: The Early Development of the Housing Market Renewal Pathfinder Programme in England. York, Joseph Rowntree Foundation.

Collis, J. and R. Hussey (2003). Business Research: a practical guide for undergraduate and postgraduate students. New York, Palgrave Macmillan.

Commission on the Future of Multi-Ethnic Britain. (2000). Runnymede: Intelligence for a multi-ethnic Britain. The Commission on the Future of Multi-Ethnic Britain. B. Parekh. London, Runnymede Trust.

Communities and Local Government. (2007a). Building cohesive communities: The crucial role of the new local performance framework. London, Department for Communities and Local Government.

Communities and Local Government. (2007b). What Works' in Community Cohesion. Department for Communities and Local Government. London.

Communities and Local Government. (2007c). What works in economic development for deprived neighbourhoods? Department for Communities and Local Government. Communities and Local Government Publications.

Communities and Local Government. (2007d). Housing markets and population levels in the nine pathfinder areas. Department for Communities and Local Government, Department for Communities and Local Government.

Communities and Local Government. (2008). The drivers of Black and Asian people's perceptions of racial discrimination by public services: A qualitative study. Race, Cohesion and Faiths Summary. Wetherby, Communities and Local Government.

Creighton, J. L. (2005). The public participation handbook: making better decisions through citizen involvement. San Francisco, Jossey-Bass, A John Wiley Imprint.

Creswell, J. W. (2003). Research Design: Qualitative, Quantitative, and Mixed Methods Approach (2nd Edition). London, Sage.

Crotty, M. (2004). The Foundations of Social Research: Meaning and Perspective in the Research Process. London Sage.

Curley, A. M. (2005). "THEORIES OF URBAN POVERTY AND IMPLICATIONS FOR PUBLIC HOUSING POLICY." Journal of Sociology and Social Welfare XXXII(2).

Cutler, D. and E. Glaeser (1997). "Are Ghettos Good or Bad?" NBER Working Paper No. 5163.

DAVIES, J., S. LYLE, et al. (1996). "Discounted Voices: Homelessness amongst Young Black and Minority Ethnic People in England." Sociology and Social Policy 15.

Dean, J. and A. Hastings (2000). Challenging Images: Housing Estates, Stigma and Regeneration. York, Joseph Rowntree Foundation

Dekker, K. (2007). "Social Capital, Neighbourhood Attachment and Participation in Distressed Urban Areas: A Case Study in The Hague and Utrecht, the Netherlands." Housing Studies 22(3): 355-379(25).

Denscombe, M.(2007). The Good Research Guide for small-scale social research projects: 3rd edition. Maidenhead, McGraw- Hill Education Open University Press,

Department for Communities and Local Government (DCLG) (2007). Improving Opportunity, Strengthening Society: Two years on - A progress report on the Government's strategy for race equality and community cohesion, Communities and Local Government Publications,.

Department for Communities and Local Government (DCLG) (2008). The English Indices of Deprivation 2007. Communities and Local Government: London, Department for Communities and Local Government Publications,

Department for Communities and Local Government. (2008). Delivering Safer Neighbourhoods: Experiences from the New Deal for Communities Programme. Centre for Regional Economic and Social Research Sheffield Hallam University., Communities and Local Government.

Department for Communities and Local Government. (DCLG) (2009). 2007-08 Citizenship Survey: Empowered Communities Topic Report. Department for Communities and Local Government (DCLG). London,

Department for Education and Skills (DfES). (2005). Ethnicity and Education: The Evidence on Minority Ethnic Pupils. Research Topic Paper (RTP01-05) . Nottingham, DfES Publications.

Department of the Environment Transport and the Regions (DETR). (2001). Tackling racial harassment: code of practice for social landlords. Housing Research Summary. London, DETR: 148.

Development Trusts Association (2008). Social Inclusion. Available at www.dta.org.uk/resources/glossary/socialinclusion.htm.

Diamond, J. (2002). "Strategies to resolve conflict in partnerships: reflections on UK urban regeneration." International Journal of Public Sector Management 15(4): 296 306.

Diamond, J. (2004). "Local regeneration initiatives and capacity building: Whose 'capacity' and 'building' for what?" Community Dev J 39(2): 177-189.

Diamond, J. and A. Southern (2006). "Research into regeneration: gaps in our knowledge base." International Journal of Sociology and Social Policy **26**(5/6): 189-193.

Dorsett, R. (1998). Ethnic minorities in the inner city. Bristol, Policy Press.

Dowry, C. (2003). Dowry: Urban renewal celebrations, Western Cape. Dowry: Urban renewal celebrations, Western Cape. Swartklip,, Western Cape Provincial Government.

Duffy, K. (1995). Social Exclusion and Human Dignity in Europe. Strasbourg, Council of Europe.

Duncan, P. and S. Thomas (2000). Neighbourhood Regeneration: Resourcing Community Involvement. Bristol, Policy Press.

Easterby-Smith, M., R. Thorpe, et al. (2004). Management Research: An Introduction. London, Sage Publications.

Eckstein, B. and J. Throgmorton (2003). Story and Sustainability: Planning, Practice and Possibility for American Cities. Cambridge MA, MIT Press.

Economic and Social Data Service. (2007). ESDS Qualidata teaching resource: exploring diverse interview types. **5**.

Ecotec (2008). Service Portfolio: How effectively do Housing Associations meet BME housing needs? Birmingham.

Eisenhardt, K. M. and M. E. Graebner (2007). "Theory building from cases: opportunities and challenges." Academy of Management Journal **50**(1): 25-32.

Elaine Allen, E. and R. N. Sharpe (2005). "Demonstration of Ranking Issues for Students: A Case Study." Journal of Statistics Education **13**(3).

Elander, I. (1994). "Policy Networks and Housing Regeneration in England and Sweden." Urban Studies, **32**(6): 913-934.

European Commission (2008). Joint report on social protection and social inclusion 2008, Office for Official Publications of the European Communities.

European Urban Knowledge Network (2005). Urban Policy Sweden. European Urban Knowledge Network.

Evans, G. and P. Shaw (2004) The Contribution of Culture to Regeneration in the UK: A Report to the DCMS LondonMet, 2004

Falkirk Community Planning Partnership. (2008). Review of Community Regeneration Fund Initiatives 2006 Summary Report. Corporate and Commercial Services Falkirk Council. Falkirk Council.

Farrington, F. (2002). Towards a Useful Definition: Advantages and Criticisms of Social Exclusion, Available at <http://www.unijobs.holon.net/socialexclusion>.

Fashade, A. and A. Spence (2004). Progress through Partnerships Engaging BME Communities. London, London Sustainability Exchange.

Field, A. (2005). Discovering Statistics using SPSS, Sage.

Foley, P. and S. Martin (2000). "A new deal for the community? Public participation in regeneration and local service delivery." Policy & Politics 28(4): 479-91.

Foley, P. and M. S (2000). "A new deal for the community? Public participation in regeneration and local service delivery." The Policy Press 28 (4): 479-91.

Forrest, R. and A. Kearns (2000). 'Social Cohesion, Social Capital and the Neighbourhood'. ESRC Cities Programme Neighbourhoods Colloquium. Liverpool, ESRC.

Fryer, B. G., M. Fryer, et al. (2004). The practice of construction management : people and business performance. Oxford, U.K.; Malden, Mass., Blackwell Pub.

Gaster, L. and R. Crossley (2000). Community development: Making a difference in social housing. Joseph Rowntree Foundation. York.

Gilbert, N., Ed. (1993). Researching Social Life, Sage, London, London, Sage, .

Gilbert, N. (2008). Researching social life, SAGE.

Gilchrist, A. (2000). Community involvement in regeneration programmes – developing effective and sustainable strategies. Alison Gilchrist, Community Development Foundation. Bristol URBAN conference, .

Gill, F. (2002). The Diversity Experiences of Black and Minority Ethnic Women in Relation to Housing and Social Exclusion. 'Race', Housing and Social Exclusion. P. Somerville and A. Steele. Jessica Kingsley Publishers, London and Philadelphia.

Gill, P., G. J. Kai, et al. (2007). Health Care Needs Assessment of Black and Minority Ethnic Groups. The Epidemiologically Based Health Needs Assessment Reviews. A. STEVENS, RAFTERY, J., MANT, J., SIMPSON, S., Radcliffe.

Global Poverty Research Group. (2008). Unemployment, race and poverty in South Africa, Global Poverty Research Group.

Golafshani, N. (2003). "Understanding Reliability and Validity in Qualitative Research." The Qualitative Report **Volume 8** (4): 597-607.

Graeme, E. and P. Shaw (2004). A Review of Evidence of Culture's Contribution to Regeneration. Department for Culture Media & Sport. 6.

Gray, J. H. and I. L. Desten (1998). "Integrating Quantitative and Qualitative Analysis Using Latent and Manifest Variable." Quality and Quantity **32**: 419-31.

Greater London Authority. (2006). Regeneration in London's Black and Minority Ethnic Communities. Black Training and Enterprise Group (BTEG). Greater London Authority.

Hampton, J. (2004). Group Dynamics and Community Building Hampton & Associates, Group Dynamics and Community Building Society.

Handlery, G. (2005). "How to Solve Ethnic Minority Problems in Central and Eastern Europe." The Brussel Journal.

Hardman, I. (2010). Bad news for BME tenants From: What's the benefit? Inside Housing.

Harriott, S. and L. Matthews (2004). Introducing Social Housing. Coventry, Chartered Institute of Housing.

Harrison, M. (1998). "Theorising exclusion and difference: specificity, structure and minority ethnic housing issues." Housing Studies **13**(4): 793-806.

Harrison, M. and D. Phillips (2003). Housing and Black Minority Ethnic Communities: Review of the evidence base. Office of the Deputy Prime Minister. London, Office of the Deputy Prime Minister,: 65-69.

Hastings, A., McArthur, A. and McGregor, A. (1996). Less than Equal? Community organisations and estate regeneration partnerships. Bristol, The Policy Press.

Hayles, C. S. (2010). "An examination of decision making in post disaster housing reconstruction." International Journal of Disaster Resilience in the Built Environment 1(1): 103-122.

Holdsworth, L. and Y. Hartman (2009). "Indicators of Community Cohesion in an Australian Country Town." Commonwealth Journal of Local Governance 2(2).

Home Office (2010). Crime in England and Wales: Quarterly Update to December 2009. H. Office, Home Office Statistical Bulletin.

Home Office. (2002). Community Cohesion: A Report of the Independent Review Team. Home Office.

Home Office. (2007). Home Office Statistical Bulletin: Crime in England and Wales 2006/07. S. Nicholas, C. Kershaw and A. Walker. London.

Home Office. (2008). Black and Minority Ethnic Voluntary and Community Organisations: a Code of Good Practice. Active Community Unit., Home Office
16-17.

Housing Corporation (2008). THE RESIDENTS PANEL Summary Report: Tenant Participation (RSL, local authority and ALMO tenants). London, Housing Corporation.

Housing Corporation (2008). Understanding Demographic, Spatial and Economic Impacts on Future Affordable Housing Demand; Paper Seven – BME Housing needs and aspirations. London, Housing Corporation.

Hunsley, T. (2003). Opportunities for Crime Prevention and Community Safety in Integrated Urban Regeneration Programs. Third Annual Colloquium on Crime Prevention. Pretoria, ICPC.

Huntingdonshire District Council (2006). BME Housing Needs and Preferences Survey. Housing Strategy Unit, Huntingdonshire District Council

Huntingdonshire District Council. (2005). BME Housing Needs and Preferences Survey. Housing Strategy., Huntingdonshire District Council.

Hyndburn Borough Council (2008). The Housing Needs of BME Communities in Hyndburn. L. C. Council, Lancaster City Council.

Ingamells, A. (2007). "Community development and community renewal: tracing the workings of power." Community Development Journal **42**(2): 237–250.

Jack, E. and A. Raturi (2006). "Lessons learned from methodological triangulation in management research." Management Research News **29**(6): 345-357.

Jansson, K. (2009). Black and Minority Ethnic groups' experiences and perceptions of crime, racially motivated crime and the police: findings from the 2004/05 British Crime Survey. Home Office Online Report 25/06. British Crime Survey. London.

Joseph Rowntree Foundation (2007). Political devolution, regional governance and tackling deprivation. Joseph Rowntree Foundation. York, Centre for Enterprise and Economic Development Research (CEEDR) at Middlesex University Business School.

Joseph Rowntree Foundation. (2000). Community Participants' Perspectives on Involvement in Area Regeneration Programmes. York, The Joseph Rowntree Foundation.

Joseph Rowntree Foundation. (1999). developing effective Community Involvement Strategies: Guidance for Single Regeneration Budget bids. York, Joseph Rowntree Foundation.

Joshi, S. (2005). The Promise and Potentials of Community Engagement. School of the Built and Human Environment. Salford, University of Salford. **PhD**.

Kasim, R. (2007). Identifying Skills Need for Improving the Engagement of the Communities in the Housing Market Renewal Process: A Case Study of Neighbourhood Facilities in Northwest England. Research Institute of the Built and Human Environment. Salford, University of Salford. **PhD**.

Kearns, A. (2004). Social Capital, Regeneration and Urban Policy.. ESRC Centre for Neighbourhood Research.

Kemeny, J. (2001). "Comparative housing and welfare: Theorising the relationship." Journal of Housing and the Built Environment **16**(1): 53-70.

Kingdon, G. and J. Knight (2005). "Race and the incidence of unemployment in South Africa", Review of Development Economics **3**(8): 198-222.

Koro-Ljungberg, M. D. Yendol-Hoppey, et al. (2009). "(Epistemological Awareness, Instantiation of Methods, and Uninformed Methodological Ambiguity in Qualitative Research Projects " Educational Researcher **38**(1): 687-699.

Kulatunga, U. (2008). Influence of performance management towards construction research and development. School of the Built Environment. Salford, University of Salford. **PhD**. Thesis

Kumar, R. (2005). Research Methodology: A Step-by-Step Guide for Beginners (2nd Edition). London, Sage.

Kvale, S. and S. Brinkmann (2008). Interviews: learning the craft of qualitative research interviewing, Sage Publications.

Labour Force Survey (2004). Labour Force Survey: Quarterly Supplement. Office for National Statistics, London.

LaFave, S. (2006). Thinking Critically About the "Subjective"/"Objective" Distinction. California, West Valley College.

Lancashire Partnership (2006). The Lancashire Local Area Agreement 2006-2009. Frank Hayden, Lancashire County Council

Larsen, J. E. (2007). Real Estate: Building a strong foundation. New Jersey, John Wiley & Sons.

Lawless, P. (2004). "Locating and explaining area-based urban initiatives: New deal for communities in England." Environment and Planning C-Government and Policy **22**(3): 383-399.

Lawson, L., Kearns, A. (2009). "Community engagement in regeneration: are we getting the point?" Journal of Housing and the Built Environment **24**(4).

Leather, P. (1998). Housing Conditions and Housing Renewal Policy in the UK. Housing Renewal in Europe. H. S. Andersen and P. Leather. Bristol, Policy Press.

Leather, P. (2000). "Grants to Home Owners: A Policy in Search of Objectives." Housing Studies **15**(2): 149-168.

Leather, P, Cole, I., and Ferrari, E. (2007). National Evaluation of the HMR Pathfinder Programme: Baseline Report. Department for Communities and Local Government. Communities and Local Government Publications

Lees, S., V. Meetoo, et al. (2003). The role of the ethnic minority voluntary sector in promoting social capital: a case study of the London Borough of Enfield. . BSA Medical Sociology Group Annual Conference. University of York, Unpublished.

Legeby, A. (2009). From housing segregation to integration in public space 7th International Space Syntax Symposium, Stockholm.

Leitch, C. M., F. M. Hill, et al. (2010). "The Philosophy and Practice of Interpretivist Research in Entrepreneurship Quality, Validation, and Trust." Organizational Research Methods Knowledge Base **13**(1): 67-8.

Lelieveldt, H. (2004). "Helping citizens help themselves: Neighbourhood improvement programs and the impact of social networks, trust, and norms on neighbourhood-oriented forms of participation." Urban Affairs Review **39**(5): 531-551.

Levitas, R. (1999). The inclusive Society. London, Macmillan.

Levitas, R., C. Pantazis, et al. (2007). The multi-dimensional analysis of social exclusion. . Townsend Centre for the International Study of Poverty and Bristol Institute for Public Affairs. Bristol, University of Bristol.

Levy, D., H. Jennifer, et al. (2002). Subprime Markets, the Role of GSEs, and Risk-Based Pricing. Washington D C, The Urban Institute.

Li, M. and Karakowsky (2001). "Do We See Eye-to-Eye? Implications of Cultural Differences for Cross-Cultural Management Research and Practice." The Journal of Psychology **135**(5): 501-517.

Lincoln, Y. S. and E. G. Guba (1985). Naturalistic inquiry. Beverly Hills, CA, Sage.

Lister, R., N. Smith, et al. (2005). Young People and Citizenship. Youth Policy and Social Inclusion. M. Barry. Abingdon, Routledge.

Liu, N. (2010) Analysing Functionalities of Project Extranets in Construction: A Provision& Requirement Approach School of the Built Environment. Salford, University of Salford. **PhD**. Thesis

Loury, C. G. (2000) Social Exclusion and Ethnic Groups: The Challenge to Economics. Annual World Bank Conference on Development Economics, The International Bank for Reconstruction and Development / THE WORLD BANK,

Lupton, R. (2003). Poverty Street. Causes and consequences of neighbourhood decline. Bristol, The Policy Press.

Lupton, R. and A. Power (2002). Social Exclusion and Neighbourhoods. Understanding Social Exclusion. J. Hills, Le Grand, J. and Piachaud, D. Oxford, Oxford University Press.

Luton Borough Council (2006). Community cohesion strategy, Luton Borough Council.

Maguire, K. and F. Truscott (2006). Active governance: The value added by community involvement in governance through local strategic partnerships. Programme of research and innovative development projects. York, Joseph Rowntree Foundation,.

Malcolm Chilsom. (2006). People and Place Regeneration Statement. Department for Communities. Scottish Executive.

Margery Austin Turner, G. Thomas Kingsley, et al. (2002). Housing in the Nation's Capital Urban Institute. Association for Public Policy Analysis and Management.

Markova, E. and R. Black (2005). East European immigration and community cohesion. Joseph Rowntree Foundation York, Joseph Rowntree Foundation.

Markova, E. and R. Black (2007). East European immigration and community cohesion, Joseph Rowntree Foundation.

Mason, J. (2002). Qualitative Researching, 2nd Ed. London, Sage Publications,.

Mathers, J., J. Parry, et al. (2008). "Exploring Resident (Non-) participation in the UK New Deal for Communities Regeneration Programme." Urban Studies **45**(3): 591–606.

Mayo, M. and M. Taylor (2001). Partnerships and power in community regeneration. Partnership Working: Policy and Practice. S. Balloch and M. Taylor. Bristol. Policy Press.

McCarthy, J. (1999). "URBAN REGENERATION IN SCOTLAND: AN AGENDA FOR THE SCOTTISH PARLIAMENT." Regional Studies **33**(6): 559-566.

McGreal, S., J. Berry, et al. (2004). "Urban regeneration, property performance and office markets in Dublin." Journal of Property Investment & Finance **22**(2): 162-172.

- McGreal, S., J. R. Webb, et al. (2006). "Risk and Diversification for Regeneration/ Urban Renewal Properties: Evidence from the U.K." Journal of Real Estate Portfolio Management **12**(1).
- McNeill, P. and S. Chapman (2005). Research Methods: 3rd Edition. London, Routledge.
- McNeill, P. and C. Steve (2005). Research methods. New York, Routledge.
- Meegan, R. and A. Mitchell (2001). "'It's Not Community Round Here, its Neighbourhood': Neighbourhood Change and Cohesion in Urban Regeneration Policies." Urban Studies **38**(12): 2167–2194.
- Michener, V. J. (1998). "The Participatory Approach: Contradiction and Co-option in Burkina Faso." World Development **26**(12).
- Micklewright, J. (2002). Social Exclusion and Children: A European View for a US Debate. 'Social Exclusion and Children. New York, Institute for Child and Family Policy, Columbia University,.
- Middleton, A. (2008). Diversity in Deprivation: The Challenge for Housing and Other Professionals. Spring Conference of The Housing Studies Association on Housing and Cohesion. York, University of Birmingham.
- Middleton, C. and P. Freestone (2008). The Impact of Culture-led Regeneration on Regional Identity in North East England. Regional Studies Association International Conference. Prague, Czech Republic.
- Milligan, V., Dieleman, F., Kempen, R., (2006). "Impacts of contrasting housing policies on low-income households in Australia and the Netherlands." Journal of Housing and the Built Environment **21**(3): 237-255(19).
- Millward, L. (2005). Benefits not barriers: a different way of attracting people to tenant participation? Housing Studies Association Conference. York, Housing Studies Association.
- Morris, J. (2007). Removing the barriers to community participation. A report by the National Community Forum London, Neighbourhood Renewal Unit
- Mumford, K. and A. Power (2003). East Enders: family and community in East London. Bristol, The Policy Press.
- Newburn, T. and T. Jones (2002). Consultation by Crime and Disorder Partnerships. H. Office., Home Office.

North West Regional Assembly (2006). Regional BME Study: A Report to NWRRA.

http://www.4nw.org.uk/downloads/documents/dec_06/nwra_1165924504_BME_Regional_Study_Final_Repor.pdf.

Northwards Housing. (2008). COMMUNITY REGENERATION STRATEGY 2008 – 2013. Northwards Housing., Northwards Housing.

ODPM (2005). National Framework for Tenant Participation Compacts, Office of the Deputy Prime Minister.

ODPM. (2006). Affordability and the Supply of Housing. Housing Planning Local Government and the Regions Committee. London, the Stationery Office Limited.

OECD (2010). International Migration Outlook Sweden, OECD Publishing.

Office for National Statistics. (2007). Past Estimates - Population Estimates by Ethnic Group Mid-2001-2006, Office for National Statistics.

Office for National Statistics. (2009). Population Trend. Christopher Smith. Basingstoke, Palgrave Macmillan.

Oka, T. and I. Shaw (2000). "Qualitative Research in Social Work." British Journal of Social Work 33(7).

Olive Tree Association OTA. (2007). "Improving black and minority ethnic (BME) engagement and participation and involvement in rural community life in the South West Region."

Olsen, W. K. (2004). Triangulation in Social Research: Qualitative and Quantitative Methods Can Really Be Mixed. Developments in Sociology. M. Holborn, and Haralambos, Causeway Press.

Onwuegbuzie, A. J. and N. L. Leech (2005). "On Becoming a Pragmatic Researcher: Importance of Combining Quantitative and Qualitative Research Methodologies." International Journal of Social Research Methodology 8(5): 375-387.

Opdenakker R (2006). "Advantages and Disadvantages of Four Interview Techniques in Qualitative Research." Qualitative Social Research 74.

Organisation for Economic Co-operation and Development OECD (2005). Evaluating Public Participation in Policy Making, OCDE Publishing.

Pacione, M. (2009). Urban geography: a global perspective. New York, Routledge.

Pacione, P. (1997). Urban Restructuring and the Reproduction of Inequality in Britain's Cities: An Overview. Britain's Cities: Geographies of Division in Urban Britain. M. Pacione. London, Routledge: pp.7-62.

Pande, R. K. (2006). "Participation in practice and disaster management: experience of Uttaranchal (India)." Disaster Prevention and Management **15**(3): 425-428.

Parekh, B. (2000). Future of Multi-Ethnic Britain. London, Profile Books.

Pearl, M. (1997). Social Housing Management: A Critical Appraisal of Housing Practice. London, Macmillan.

Pearson, S. and (2001). Local government, anti poverty strategies and partnership working. Partnership Working: Policy and Practice. S. Balloch and M. Taylor. Bristol, Policy Press.

Pemberton, S., C. Alty, et al. (2006). "Regeneration for all? Measuring and enhancing levels of Black and other racial minorities' economic activity." International Journal of Sociology and Social Policy **Vol. 26** (No. 5/6,): 229-244.

Perry, C. and B. Blackaby (2007). Community and Housing: A Good Practice Guide. Coventry, Chartered Institute of Housing and the Housing Corporation.

Phillips, D. (2003). "Black Minority Ethnic Concentration, Segregation and Dispersal in Britain " Urban Studies **35**(10): 1681 1702.

Phillips, D. (2006). Quality of Life: Concept, Policy and Practice. London and New York., Routledge.

Philpott, G. and G. Hicks (1994). Managing Business Tenants. London, The Estates Gazette Ltd.

Pickard, A. and P. Dixon (2004). "The applicability of constructivist user studies: How can constructivist inquiry inform service providers and systems designers?" "Information Research **9**(3).

Pierson, J. and C. Worley (2005). Housing and Urban Regeneration Policy: Citizen and Community under New Labour. Housing and Social Policy. N. Springs and P. Somerville. Oxon, Routledge: 217-241.

Pierson, J. and C. Worley (2006). Housing and Social Policy: contemporary themes and critical perspectives. Housing and Society Series. P. Somerville and N. Springings. Oxon, Routeledge.

Pinsonneault, A. and K. L. Kraemer (1993). Survey Research Methodology in Management Information Systems: An Assessment.

Platt, L. (2008). Ethnicity and family Relationships within and between ethnic groups: An analysis using the Labour Force Survey. Manchester, Equality and Human Rights Commission.

Platten, A. (2008). THE REGENERATION OF COMMUNITIES AND THE CREATION OF PLACES FOR PEOPLE. International Conference on Sustainable Development. Hong Kong.

Popkin, S. J., B. Katz, et al. (2004). A DECADE OF HOPE VI: Research Findings and Policy Challenges. Washington D C, the Urban Institute.

Portney, K. E. and J. M. Berry (2001). Mobilizing Minority Communities. Social Capital and Participation in Urban Neighborhoods. Beyond Tocqueville. Civil Society and the Social Capital Debate in Comparative Perspective. B. Edwards, M. W. Foley and M. Diani. Hanover, Tufts University.

Poursanidou, K. and A. Farrier (2008). Exploring the Challenges of Partnership in Community Regeneration: A Story of 'Intelligible Failure'. 'Regeneration and Wellbeing: Research into Practice'. Bradford, University of Bradford.

Power, A. (2004). Neighbourhood Management and the Future of Urban Areas Centre for Analysis of Social Exclusion. London, London School of Economics.

Power, A. and K. Mumford (1999). The Slow Death of Great Cities: Urban Abandonment or Urban Renaissance? (1999) York, Joseph Rowntree Foundation,.

Priemus, H (2004). "Housing and New Urban Renewal: Current Policies in the Netherlands." European Journal of Housing Policy 4(4): 229-246.

Prizzia, R. (2005). "Community Involvement in Protecting the Environment: The Role of Restoration Advisory Boards (RABs)." The Innovation Journal: The Public Sector Innovation Journal 10(1).

Purdue, D., K. Razzaque, et al. (2000). Strengthening community leaders in area regeneration. York, Joseph Rowntree Foundation.

Putnam, R. (2000). *Bowling Alone. The Collapse and Revival of Community in America*. New York, Simon Schuster.

Randolph, J. (2009). "A Guide to Writing the Dissertation Literature Review. Practical Assessment, Research & Evaluation." Practical Assessment, Research & Evaluation **13**(14).

Ray, K., M. Hudson, et al. (2008). *Public officials and community involvement in local services*. Joseph Rowntree Foundation. York, Joseph Rowntree Foundation.

Reid, J. N. (2000). *Community Participation: How People Power Brings Sustainable Benefits to Communities*. United State Department of Agriculture and Rural Development. Washington DC.

Riley, J., D. Cassidy, et al. (2009). *Statistics on Race and the Criminal Justice System 2007/08: A Ministry of Justice publication under Section 95 of the Criminal Justice Act 1991*. Ministry of Justice Press Office.

Roberts, P. and H. Sykes (2000). Urban Regeneration: A Handbook. London, Sage.

Robinson A. L. and Chandek. M. S. (2000). "Philosophy into practice? Community policing units and domestic violence victim participation." International Journal of Police Strategies & Management, **23**(3): 280-302.

Rochdale Metropolitan Borough Council (2008). *A Black and Minority Ethnic (BME) Housing Strategy for the Borough of Rochdale 2008-2011*. R. M. B. Council, Rochdale Metropolitan Borough Council. **3**.

Rochdale Metropolitan Borough Council. (2008). *East Central Rochdale Area Framework Supplementary Planning Document*. R. M. B. Council, Rochdale Metropolitan Borough Council.

Rodney, B. and P. Clark (2000). *Financing Urban Regeneration*. Real Estate Finance and Investment Research Paper, City University Business School London,. **2000**: 2.

Room, G. (1999). *Social Exclusion under Conditions of Globalisation', Social Policy in Development Contexts*. available: <http://www.bath.ac.uk/Faculties/HumSocSci/IFIPA/GSP/proposal.htm>, (Global Social Policy) (online).

Rowe, M. (2006). "Abusive partnerships New forms of governance, new forms of abuse?" International Journal of Sociology and Social Policy 26(5/6): 207-219.

Rowlands, R. (2004). The Knowledge - Going the extra mile. London Housing.

Rowlands, R., H. Beider, et al. (2003). "'You're Listening to the Street?': The role of informal networks in community consultation." Centre for Urban & Regional Studies, School of Public Policy, University of Birmingham.

Rowson, J., S. Broome, et al. (2010). Connected Communities: How social networks power and sustain the Big Society. Royal Society for the Encouragement of Arts Manufactures and Commerce (RSA).

Royal Town Planning Institute (2006). Guidelines on Effective Community Involvement and Consultation RTPI Good Practice Note 1. The Consultation Institute, ODPM.

Ryder, M. (2008). The Cyborg and the Noble Savage Ethics in the war on information poverty. Handbook of Research on Technoethics R. A. Luppigini, R. Ottawa, IGI Global.

Salford City Council. (2008). the Future Vision: Community Engagement Agenda. Partners IN Salford., Central Salford URC.

Sarantakos, S. (2005). Social Research: third edition. London, Palgrave Macmillan.

Saunders, P., Y. Naidoo, et al. (2007). Towards New Indicators of Disadvantage: Deprivation and Social Exclusion in Australia. University of New South Wales Sydney, Social Policy Research Centre.

Scottish Executive. (2002). COMMUNITY REGENERATION STATEMENT: IMPLEMENTATION OF ACTION PLAN. Edinburgh, The Stationery Office Bookshop,.

Scottish Executive. (2006). People and Place: Regeneration Policy Statement. S. Executive, Scottish Executive: 11-12.

Scottish Government. (2004). THE LOCAL GOVERNMENT IN SCOTLAND ACT 2003 Community Planning: Statutory Guidance. S. Executive, The Scottish Government.

Shankar, S. (2004). "AN EFFECTIVE PROJECT MANAGEMENT-BASED APPLICATION MODEL FOR SUSTAINABLE URBAN RENEWAL IN HONG KONG." Project Management Journal Vol. 35, (No. 4,): 15-34.

Silver, H. and S. M. Miller (2003). "Social exclusion: the European approach to socialdisadvantage." Indicators 2(2): 1-17.

Sim, D. (2000). Housing inequalities and minority ethnic groups. Social Exclusion and Housing: Context and Challenges. I. Anderson and D. Sim. Coventry, Chartered Institute of Housing.

Singh, Y. (2007). Research methodology: techniques and trends. New Delhi, APH Publishing Corporation.

Sir Milton Simon. (2007). An Action Plan for Community Empowerment: Building on success. Local Government Association. Communities and Local Government.

Skelcher, C., A. McCabe, et al. (1996). Community networks in urban regeneration: 'It all depends who you know'. The Policy Press. Joseph Rowntree Foundation.

Skidmore, P., K. Bound, et al. (2008). Community participation Who benefits? . York, Joseph Rowntree Foundation.

Skidmore, P. and J. Craig (2005). Start with People: How Community Organisations Put Citizens in the Driving Seat. London, Demos.

Skulmoski, G. J., F. Hartman, et al. (2007). "The Delphi Method for Graduate Research." Journal of Information Technology Education 6.

Smallbone, D, Bertotti, M, et al. (2005). "Diversification in ethnic minority business: the case of Asians in London's creative industries." Journal of Small Business and Enterprise Development 12(1): 41-56.

Smith, A. (2008). "Applying the Lessons Learnt Community Involvement in Regeneration" SAGE Publications and PAC 23(2): 145-152.

Smith, I., E. Lepine, et al. (2007). Disadvantaged by where you live? Neighbourhood governance in contemporary urban policy. Bristol, The Policy Press.

Smith, M. K. (2006). Community participation', the encyclopaedia of informal education, infed

Smith, M. K. (2010). 'Community' in the encyclopaedia of informal education, Accessed on 12/01/2011. Available at <http://www.infed.org/community/community.htm>.

Social Economy Scotland. (2007). A rip-ROARing success story. Social Economy Scotland Newsletter. 7: 7.

Social Exclusion Unit (2001). A New Commitment to Neighbourhood Renewal: National Strategy Action Plan. London, Cabinet Office.

Social Exclusion Unit. (2000). Report of Policy Action Team 4: Neighbourhood management. National Strategy for Neighbourhood Renewal. LONDON, The Stationery Office.

Somerville, P. (2006). Housing, Class and Social Policy. Housing and Social Policy. P. Somerville and N. Springings. London, Routledge.

Somerville, P., Steele, A. and Sodhi, D (2002). Black and minority ethnic employment in housing organisations. Race, Housing and Social Exclusion. P. Somerville and A. Steele. London, Jessica Kingsley

Soy, S. (1997). The Case Study as a Research Method. Texas, University of Texas at Austin.

Speer, P. W., C. B. Jackson, et al. (2001). "The Relationship between Social Cohesion and Empowerment: Support and New Implications for Theory " Health Education & Behavior 28(6): 716-732.

Spray, W. (1997). The Role of Tenants in Managing Housing. Social Housing management. M. Pearl. London, Macmillan.

Statistics South African. (2008). Stasonline, Statistics South African.

Steele, A. and N. Ahmed (2006). Black and Minority Ethnic Housing Needs in Bristol: Community Diversity in Focus- a study of the housing and related needs and aspiration of the Black and Minority Ethnic Community in Bristol. B. C. Council, Bristol City Council.

Strauss, A. and J. Corbin (1990). Basics of qualitative research: Grounded theory procedures and techniques. Newbury Park, CA, Sage Publications, Inc.

Suchman, D. R. (1996). Transformation of Public Housing Developments into Mixed-Income Communities,. Urban Land Institute Working Paper. Washington, DC, Urban Land Institute.

Sushil, S. and N. Verma (2010). "Questionnaire Validation Made Easy." European Journal of Scientific Research **46**(2): 172-178.

Tallon, A. (2010). Urban Regeneration in the UK. New York, Routledge.

Tareen, E. U., Omar, M.A., (1997). "Community entry – an essential component of participation." Health Manpower Management **23**(3): 97-99.

Tarver, D. (2007). The New Bronx A Quick History of the Iconic Borough. The Co-operator. New York. **August 2007**.

Taylor, M. (1995). Unleashing the Potential: Bringing residents to the centre of regeneration. Community Engagement. York, JRF.

Tellis, W. (1997). "Introduction to Case Study." The Qualitative Report **3**(2).

Thake, S. (1995). Staying the Course: The role and structures of community regeneration organisations. Joseph Rowntree Foundation. York, York Publishing Services.

The American Heritage Dictionary of the English Language (2006). Houghton an Mifflin Company. Boston and New York.

The Association for Research in the Voluntary and Community Sector (2005). Moving from the Margins. West Midlands Regional Assembly and BME Housing Network., ECOTEC Research & Consulting Ltd.

The Royal Institution of Chartered Surveyors (RICS) (2008). Markets alone will not deliver sustainable urban regeneration. RICS Sustainable Urban Regeneration Lectures. Chris Brown FRICS. The Center, Brussels.

Thompson, F. and C. Perry (2004). "Generalising results of an action research project in one work place to other situations: Principles and Practice." European Journal of Marketing **38**(3/4): 401-417.

Tickle, L. (2005). The 'outsiders' who are really doing the business. The Guardian Newspaper (Online) London.

Tiesdell, S. and P. Allmendinger (2004). 'Sustainable Places and Partnership Working in UK Regeneration', City Matters. **April**.

Toepfer (2005). NEGATIVE IMPACT OF CONFLICT, NATURAL DISASTERS ON SETTLEMENT POLICIES. UN GENERAL ASSEMBLY SPECIAL SESSION ON HABITAT AGENDA.

Trafford, S. and T. Proctor (2006). "Successful joint venture partnerships: public-private partnerships." International Journal of Public Sector Management 19(2): 117 - 129.

Travers, M. (2001). Qualitative Research through Case Studies. London, Sage Publications Ltd.

Trever, D. (2007). The New Bronx A Quick History of the Iconic Borough. The Co-operator. New York.

Trochim, W. (2006). "Positivism & Post-Positivism." Research Methods Knowledge Base.

Tsenkova S (Ed.). (2002). Urban Regeneration: Learning from the British Experience. Calgary, Faculty of Environmental Design.

Tuchman, G. (1994). Historical Social Science: Methodologies, Methods and Meanings. Handbook of Qualitative Research. N. Denzin and Y. Lincoln. Thousand Oaks, Sage Publications.

Tunstall, R. (2000). The Impact of Estate Regeneration. Social Exclusion and Housing. I. Anderson and D. Sim. Coventry, Chartered Institute of Housing.

Tyler, P. (2006). URBAN AND REGIONAL ANALYSIS PROJECTS: EVALUATION OF THE SINGLE REGENERATION BUDGET CHALLENGE FUND Cambridge, University of Cambridge.

Tylor, E. B. (1871). The Science of Culture. G. Stocking.

UK Parliament (2010). Ethnicity and religion: Social Indicators page. House of Commons, House of Commons Library.

United Nations Center for Human Settlement (2004). The State of the World's Cities, UN Habitat-EARTHSCAN.

United Nations Educational Scientific and Cultural Organisation. (2006). Guidebook for Planning Education in Emergency and Reconstruction. UNESCO, International Institute for Education Planning.

Urban Land Institute (2002). "Engaging the Private Sector in HOPE VI". Washington, DC. Urban Land Institute.

US Census Bureau. (2008). Population Estimates, U.S. Census Bureau.

Valenzuela, D. and P. Shrivastava (2008). Interview as a Method for Qualitative Research. <http://www.public.asu.edu/~kroel/www500/Interview%20Fri.pdf> (Accessed on 2008/08/04). **Available.**

Van de Ven; A., H. (2007). Grounded Theory and Theory Building. Minnesota, Carlson School, University of Minnesota.

Vickery, J. (2007). The Emergence of Culture-led Regeneration: A policy concept and its discontents. Warwick, Centre for Cultural Policy Studies.

Vidich, A. J. and S. M. Lyman (2003). Qualitative methods: Their history in sociology and anthropology. The landscape of qualitative research: Theories and issues 2nd ed. N. D. Y. Lincoln. Thousand Oaks, CA, Sage: 55-130.

Walliman, N. S. R. (2005). Your research project: a step-by-step guide for the first-time researcher, Sage Publications.

Ward, H. (1992). Tenant Participation from the tenants' Point of View. Housing Management: Changing Practice. C. Davies. London, Macmillan.

Weaver, M. (2001). Urban regeneration - the issue explained. Guardian Newspaper. London. **19 March 2001.**

Welsh Assembly Government. (2005). Review of Social Landlords' Implementation of the Black, Minority Ethnic (BME) Housing Action Plan for Wales. Social Justice and Regeneration Research Summary. Cardiff, Welsh Assembly Government.

Wilcox, D. (1994). Guide to Effective Participation. Community Engagement. York, JRF.

Wilcox, D. (2003). The Guide to Effective Participation. Brighton.

William, M. (2003). Making sense of social research London, Sage Publications.

Williamson, G. R. (2005). "Illustrating triangulation in mixed-methods nursing research." Nurse Researcher **12**(4): 7-29.

Williamson, K. (2006). "Research in Constructivist Frameworks using Ethnographic Techniques." bNET.

Winter, G. (2000). "A comparative discussion of the notion of validity in qualitative and quantitative research." The Qualitative Report. **4**(4).

Wirral Local Council. (2007). Working Together for the Benefit of All Wirral Compact BME Code. V. C. A. Wirral, Voluntary & Community Action Wirral.

Woking Borough Council. (2004). Ethnic Minority Housing Strategy 2004-2010. Woking Borough Council Civic Office, WBC.

Wong, F., E. Hui, et al. (2010). "The impact of urban renewal to the labour force in Hong Kong." Facilities 28(13/14).

Wood, C. (1991). Urban renewal: the British experience. Neighbourhood Regeneration: An International Evaluation. ALTERMAN and G. CARS. Mansell, London and New York: 44-69.

Wood, P., Landry, C. and Bloomfield, J. (2006). Cultural Diversity in Britain, A Toolkit for Cross-cultural Co-operation. Joseph Rowntree Foundation. York.

World Health Organisation. (2002). "Community Participation in Health and Sustainable Development: Approaches and Techniques." European Sustainable Development and Health Series 4.

Worldfacts (2007). Facts about Germany, worldfacts.

Worley, C. and J. Pierson (2005). Housing and urban regeneration policy: citizen and community under New Labour.

Yanow, D. and P. Schwartz-Shea (2006). Interpretation and method: empirical research methods and the interpretive turn, M.E. Sharpe.

Yin, K. R. (1994). Case Study research: Design and Methods. London, Sage.

Yin, R. (1993). Applications of case study research. Beverly Hills, CA, Sage Publishing.

Yin, R. K. (2003). Applications of case study research, Sage Publications.

Yin, R. K. (2009). Case study research: design and methods, Sage Publications.

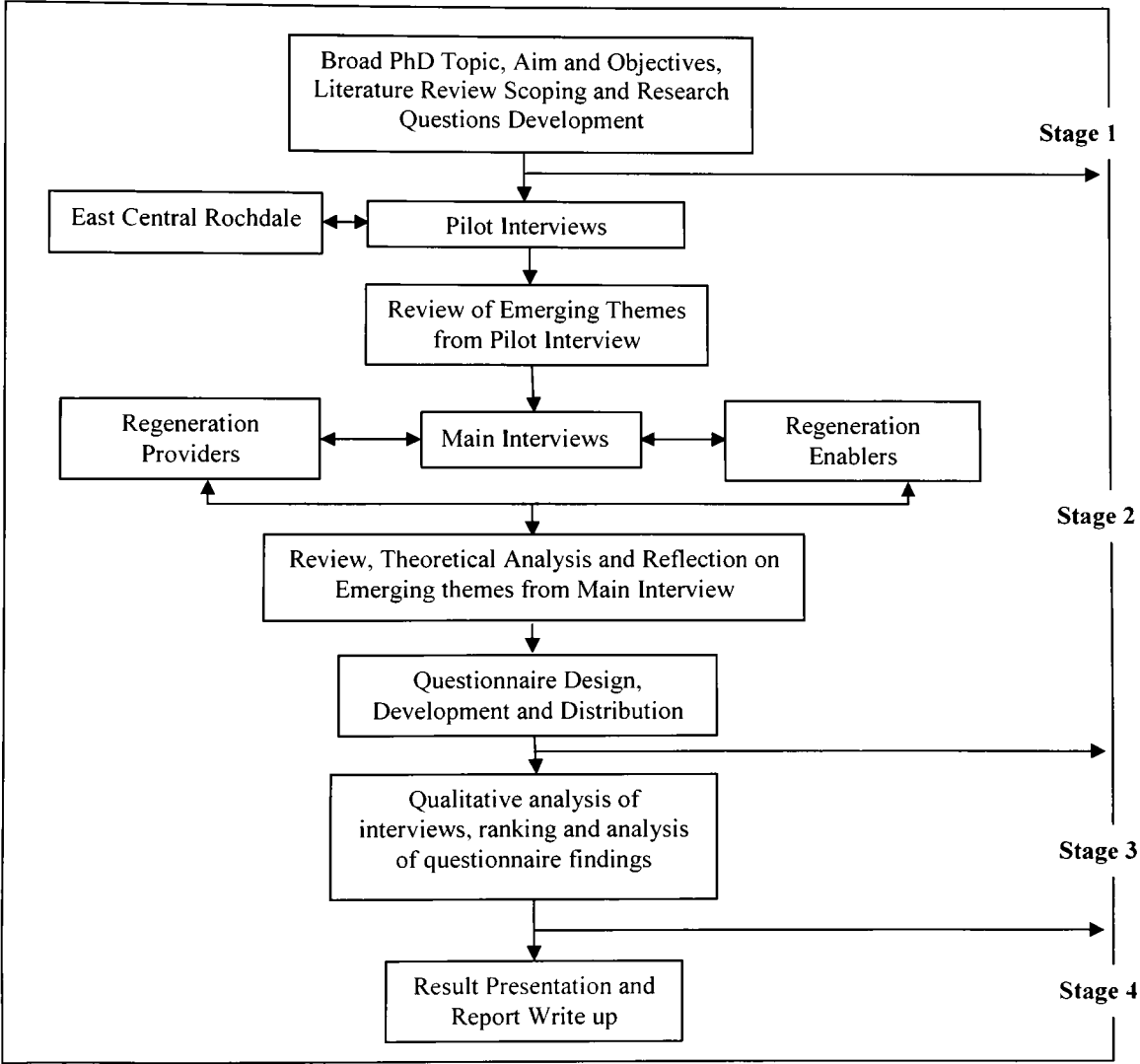
Young, M. (1992). Service Charges in Commercial Property. London, Estates Gazette.

Yu, C. H. (2005). "Test-retest reliability." Encyclopaedia of Social Measurement 3: 777-784.

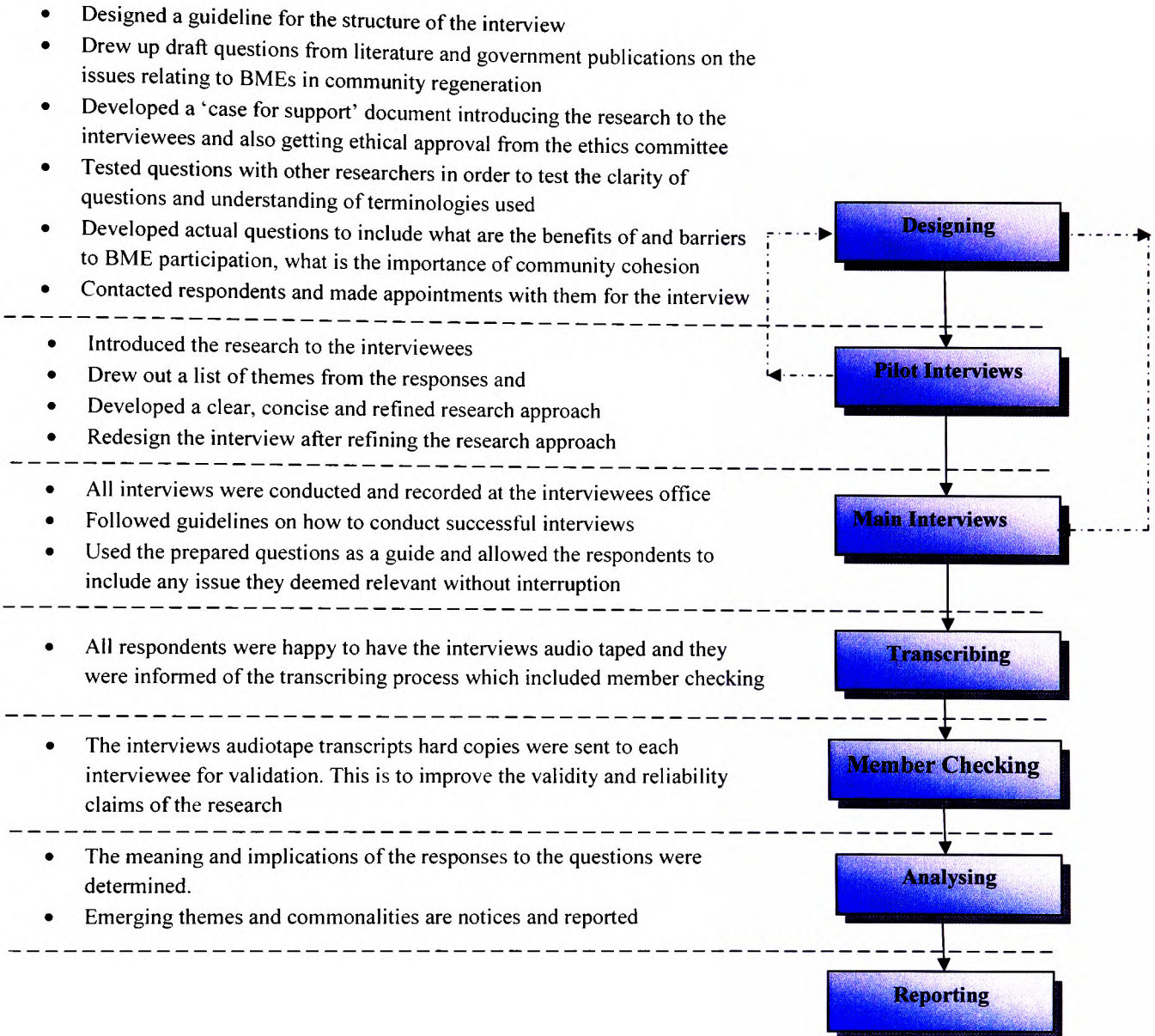
Yvete Cooper. (2007). Housing green paper combats 'social injustice.
Natural Choice. P. Shield.

APPENDICES

Appendix 1: Research Plan



Appendix 2: Interview Design Process



Appendix 3: Sample Content/ Information Sheet



CONSENT/ INFORMATION SHEET

Study Title: The Role of BMEs in Community Regeneration: A Study

Invitation paragraph

'You are being invited to take part in a PhD research study. Before you decide whether or not to take part, it is important for you to understand why the research is being done and what it will involve. Please take time to read the following information.

What is the purpose of the study?

This research is informed on the grounds that there is an evident lack of participation of some particular members of our communities called Black and Minority Ethnic group (BME) in community regeneration activities. As a result of this, this research aims to study the reasons for this lack of participation BMEs and to subsequently find better ways of involving them.

To achieve this aim, the research will have to interview some members of the public particularly those that falls into the BME category. There will be some semi structured interviews with community regeneration practitioners and providers and some questionnaire surveys from members of the general community.

Why have I been invited to participate?

As mentioned earlier, some interviews will be held on a one-on-one basis with some regeneration practitioners, but to get a very wide view of the nature of the problem at hand so as to propose a broad scoping solution, there is a need for this questionnaire which you have been sent. Hence the reason why you have been chosen is because your opinion and personal experience is greatly valued and might help shape the ultimate outcome of this research.

Do I have to take part?

'It is up to you to decide whether or not to take part. If you do decide to take part, please simply fill in the questionnaire and sign the consent. If you decide to take part you are still free to withdraw at any time and without giving a reason'.

What will happen to me if I take part?

This questionnaire is simply asking you to answer the following questions; it should not take more than 5-10 minutes of your time and the answers you give are completely anonymised.

What are the possible disadvantages and risks of taking part?

This survey should not cost you anything more than the time to fill it as it contains a freepost envelope. It poses no disadvantages to you.

What are the possible benefits of taking part?

The benefits of this study are many, some of them are that the results will further our understanding of the benefits of getting BMEs to participate more in community regeneration; if the outcomes are translated into policies, it will go a long way in benefitting our community lives and the reoccurrence of failed communities will be minimized to a bearable minimum.

Will what I say in this study be kept confidential?

The data collected will be treated with strict confidentiality. A 'confidentiality statement' will be signed by both the interviewer and the interviewee in order to ensure that data obtained will only be used for the above research, and will not be disclosed to any other person, or be used for other purposes. All data gathered during the interview will also be destroyed after the final results of the research has been approved and published.

What should I do if I want to take part?

To take part, all you have to do is to fill in the questionnaire and freepost it to the address on the envelope.

What will happen to the results of the research study?

The results of this survey will be used for my PhD thesis and they will be published. A copy of the published thesis will be available at appropriate University of Salford libraries.

Thanks for taking time to read this information and filling the attached questionnaire.

Contact for Further Information:

Kolawole Ijasan
Graduate Teaching Assistant and PhD Candidate,
School of the Built Environment
Maxwell Building Room 346
University of Salford
Greater Manchester M5 4WT UK
k.c.ijasan@pgr.salford.ac.uk Tel: 01612957991 07889050625

Appendix 4: Sample Questionnaire

Study Title: The Role of Black and Minority Ethnic (BMEs) in Community Regeneration:

A Study

- All replies to this questionnaire are anonymised and will be treated with utmost confidentiality

Section A: Personal Profile

To help us better understand and interpret your answers, this questionnaire begins with some questions about you and your basic background

- 1 Age ☐ 18-25 ☐ 26-35 ☐ 36-45 ☐ 46-55 ☐ Above 55
- 2 How would you describe your ethnicity?

<input type="checkbox"/> Asian or Asian British-Indian	<input type="checkbox"/> White- British
<input type="checkbox"/> Asian or Asian British- Pakistani	<input type="checkbox"/> White- Irish
<input type="checkbox"/> Asian or Asian British- Bangladeshi	<input type="checkbox"/> Other White Background
<input type="checkbox"/> Middle Eastern	<input type="checkbox"/> Mixed- White and Black African
<input type="checkbox"/> Chinese/Other Ethnic Background	<input type="checkbox"/> Mixed- White and Asian
<input type="checkbox"/> Other Asian Background	<input type="checkbox"/> Other Mixed Background
<input type="checkbox"/> Mixed- White and Black Caribbean	<input type="checkbox"/> Other Ethnic Background
<input type="checkbox"/> Black or black British- Caribbean	<input type="checkbox"/> Prefer not to say
<input type="checkbox"/> Black or Black British- African	
<input type="checkbox"/> Other Black Background	
- 3 If Non British, how would you describe your generation using the following broad categorisation
 - ☐ 1st Generation BME (if you came into the UK as an adult)
 - ☐ 2nd Generation BME (if Born in the UK)
 - ☐ 3rd Generation BME (if Parents were born in the UK)
- 4 Level of Education
 - ☐ Primary/ Basic ☐ Secondary/ College ☐ University and Above
- 5 How long have you lived in your present community?
 - ☐ 0-12 Months ☐ 1-3 Years ☐ Over 3 Years

Section B: Community Participation

This section helps in understanding your opinion and feelings about the current state of community participation in your area.

- 1 Do you currently belong to any voluntary group, society or association within your community? (Either formal, informal, social, religious, ethnic etc) ☐ Yes ☐ No

- 2 If yes, what is the name of the group (if known)? _____
- 3 In the community where you reside presently, do you consider yourself a part of it?
- 4 Do you feel settled in this community? ☐ Yes ☐ Yes ☐ No ☐ No
- 5 Are you aware of any regeneration activities currently going on in your community?
☐ Yes ☐ No
- 6 If yes, how did you become aware of it?
- | | |
|--|---|
| <input type="checkbox"/> Through billboards | <input type="checkbox"/> Community Reps came to inform you/ Leaflet |
| <input type="checkbox"/> Words of mouth | <input type="checkbox"/> TV/ Radio announcement |
| <input type="checkbox"/> Ward Councillor/ Community Rep | <input type="checkbox"/> Discussion within your community group |
| <input type="checkbox"/> Through your voluntary group/ society | <input type="checkbox"/> Others _____ |
- 7 Do you think that community regeneration activities are adequately communicated to you as a member of your community? ☐ Yes ☐ No ☐ undecided
- 8 How will you rate the level of information available to you with regards to regeneration plans and activities within your community? ☐ Average ☐ Good ☐ Poor
- 9 What is your perception of the general level of community participation in regeneration within your present community? ☐ Average ☐ Good ☐ Poor
- 10 Do you feel like you are adequately carried along by the authorities regarding regeneration plans in your community? ☐ Yes ☐ No
- 11 Which regeneration initiatives are you mostly interested in?
- ☐ Physical (renovations, demolition, new buildings, community parks etc)
 - ☐ Economic (job creation, factory citing, training opportunities etc)
 - ☐ Social (community cohesion, cultural events, sporting events, community celebrations etc)
 - ☐ Community Health
 - ☐ Educational (Libraries etc)
 - ☐ Other (Please specify) _____
- 12 What influence do you think you have on regeneration plans within your community?
- ☐ No influence whatsoever ☐ Very little ☐ Considerable ☐

Section C: Barriers to Community Participation

- 1 How have you being consulted in the past? ☐ Yes ☐ No
- 2 Have you been actively involved in your community in the past? ☐ Yes ☐ No
- 3 If you answered 'Yes' to 2 above, are you still involved now? ☐ Yes ☐ No

- 4 If you answered 'No' to 3 above, why are you no longer involved? Please rate on a scale of 1-5 (1= very unimportant, 2= Unimportant, 3= Neutral, 4= Important, 5= Very Important)
- Sample 1 2 3

Lack of trust in the regeneration managers	1	2	3	4	5
Disinterest in areas of current regeneration	1	2	3	4	5
Language barrier	1	2	3	4	5
You don't plan to stay long here	1	2	3	4	5
Too many series of consultations and frequent meeting	1	2	3	4	5
Other institutional barriers	1	2	3	4	5

- 5 If you were to participate, what kind of activities would you like to be interested in? (Please tick all that applies)

- ☐ Pasting Flyers in Houses
- ☐ Street Campaigns
- ☐ Attending Meetings
- ☐ Activity Organising
- ☐ Using your skills and competencies (e.g. acting as a secretary or liaison officer)
- ☐ Other voluntary services (please state) _____

- 6 Do you feel there are particular barriers preventing you (as a person) from participating in the activities mentioned in question 5?

- ☐ Yes ☐ No

- 7 What are the factors that prevent you from participating fully in community regeneration? Please rate on a scale of 1-5 (1= Very unimportant, 2= Unimportant, 3= Neutral, 4= Important, 5= Very Important)
- Sample 1 2 3 4

Racism	1	2	3	4	5
Level of Education	1	2	3	4	5
Language	1	2	3	4	5
Cultural Background/ Difference	1	2	3	4	5
Social Acceptance/ Fear of Rejection	1	2	3	4	5
Lack of Opportunity to Participate	1	2	3	4	5
Unawareness of Community Forums	1	2	3	4	5
Family Commitments	1	2	3	4	5
Work and other Commitments	1	2	3	4	5
Immigration Status	1	2	3	4	5
Disinterest in the Activities	1	2	3	4	5
Lack of Trust in the System	1	2	3	4	5
Crime/ Fear of Crime	1	2	3	4	5

- 8 Have you ever given feedback to the planners of a regeneration activity in your area?

- ☐ Yes ☐ No

9 If yes, what sort of activities do you give feedback on

- ☐ Health Service Initiatives
- ☐ Transportation and Disabled Peoples Mobility
- ☐ Housing conditions and Design
- ☐ Crime and Security Issues
- ☐ Racism/ Segregation Matters
- ☐ Sports and Recreation
- ☐ Environment and Council Services
- ☐ Education and Training
- ☐ Jobs and Businesses (tackling economic deprivation)
- ☐ Cultural Integration Activities
- ☐ Others (please specify) _____

Section D: Housing Needs

This section is aimed at understanding your current housing situation, to see if there are any particular housing needs you have and to see if the current housing related regeneration activities in your area meets this needs.

1 Regeneration ultimately is about making a neighbourhood a better place to live. In your opinion, what would you consider as the major factors that makes a neighbourhood a good place to live (*please tick all that applies*)

- | | |
|---|--|
| <input type="checkbox"/> Quality of neighbourhood / environment | <input type="checkbox"/> Public transport |
| <input type="checkbox"/> Access around neighbourhood / area | <input type="checkbox"/> Access to schools/ libraries/place of study |
| <input type="checkbox"/> Quality of housing | <input type="checkbox"/> Close to employment |
| <input type="checkbox"/> Neighbours/ community spirit | <input type="checkbox"/> Close to open spaces or parks |
| <input type="checkbox"/> Accessibility into / around home | <input type="checkbox"/> Access to the countryside |
| <input type="checkbox"/> Security in homes | <input type="checkbox"/> Design of houses around the neighbourhood |
| <input type="checkbox"/> Close to relatives | <input type="checkbox"/> Size of home/ Size of garden |
| <input type="checkbox"/> Quality of shops & local facilities | <input type="checkbox"/> Cost of heating homes |
| <input type="checkbox"/> Close to place of worship | <input type="checkbox"/> Safety of neighbourhood / area |
| <input type="checkbox"/> Close to community / cultural facilities | <input type="checkbox"/> I Like everything |
| <input type="checkbox"/> Cost of housing (i.e. rent / mortgage) | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Knowledge of neighbourhood / area | <input type="checkbox"/> Nothing specific |

2 There are a number of reasons why we might not like our homes, particularly if it doesn't suit some of our basic housing needs. Using the list below as a guide, are there any reasons why you will consider your home inadequate or unsuitable for you?

- | | |
|---|---|
| <input type="checkbox"/> Too small | <input type="checkbox"/> Unable to adapt property to needs |
| <input type="checkbox"/> Too large | <input type="checkbox"/> Tenancy insecure |
| <input type="checkbox"/> Not enough bedrooms | <input type="checkbox"/> Poor security |
| <input type="checkbox"/> Unsuitable for elderly person | <input type="checkbox"/> Rent / mortgage too expensive |
| <input type="checkbox"/> Unsuitable for disabled person | <input type="checkbox"/> Inaccessibility to employment |
| <input type="checkbox"/> Unsuitable for children | <input type="checkbox"/> Inaccessibility to public transport |
| <input type="checkbox"/> Needs repairs / improvements | <input type="checkbox"/> Access to amenities (shops / doctors / schools / religious centre) |
| <input type="checkbox"/> Lack of storage | <input type="checkbox"/> Inadequate car parking |
| <input type="checkbox"/> Too costly to heat | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Lack of garden | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> Too many neighbours | |

Thanks so much for your time and the effort you have put into filling this questionnaire. If there are any comments or suggestions for the research, please contact the researcher on the address on the information sheet in front of the questionnaire.

Kind regards

Kola